



CITY OF TITUSVILLE

BOARD OF ADJUSTMENT AND APPEALS

AGENDA

Regular Meeting

August 26, 2026 - 6:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

Any person who decides to appeal any decision of the Board of Adjustments and Appeals, with respect to any matter considered at this meeting, will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City desires to accommodate persons with disabilities. Accordingly, any physically handicapped person, pursuant to Chapter 286.26 Florida Statutes, should at least 48 hours prior to the meeting, submit a written request to the chairperson of the meeting that the physically handicapped person desires to attend.

Notice

All persons who anticipate speaking on any Public Hearing item must fill out an Oath Card to be heard on that agenda item and sign the oath contained thereon. These cards are located on the table near the entrance to the Council Chamber or may be obtained from the Recording Secretary. This meeting will be conducted in accordance to the procedures adopted in Resolution No. 24-1997.

Those speaking in favor of a request will be heard first, those opposed will be heard second, and those who wish to make a public comment on the item will speak third. The applicant may make a brief rebuttal if necessary. A representative from either side, for or against, may cross-examine a witness.

Anyone who speaks is considered a witness. If you have photographs, sketches, or documents that you desire for the Commission to consider, they must be submitted into evidence and will be retained by the City. Please submit such exhibits to the Recording Secretary.

Applicants for land use and zoning related items are advised that the resumes of staff members who prepare applicable staff reports are on file in the City Clerk's Office.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF A QUORUM

4. APPROVAL OF MINUTES

A. Minutes July 29, 2026

Approve Minutes

5. QUASI-JUDICIAL CONFIRMATION PROCEDURES

A. Verify all persons wishing to speak before the committee has signed an Oath Card.

B. Chairman confirms that all agenda items have been properly advertised.

C. Member's statements if they have visited any of the sites or spoken to any members of the public regarding an item to be reviewed today.

6. CONSENT AGENDA

7. OLD BUSINESS

A. Variance (VAR) No. 15-2026, 701 Booker St

Consider the requested variance to allow the side corner setback to be less than the required 20-feet for a primary structure, for a property located at 701 Booker St, Titusville, FL 32780.

8. NEW BUSINESS

A. BAA Election of Officers

Conduct annual BAA election of Officers.

B. Variance (VAR) No. 18-2026, 2055 Cheney Hwy

Consider the requested variance to allow two (2) additional wall signs for a building that has only one (1) street frontage and to allow an accessory structure (flag pole) to exceed the height of the principal structure by eight (8) feet, four (4) inches or a total height of twenty-five (25) feet, for a property located at 2055 Cheney Hwy, Titusville, FL 32780.

C. Variance (VAR) 20-2026, Parcel ID # 23-35-01-25-I & 23-35-01-25-J - WITHDRAWN

Application has been withdrawn by the Applicant.

9. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

10. REPORTS

11. ADJOURNMENT

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustment and Appeals
From: Bradley Parrish, Community Development Director
Subject: **Minutes July 29, 2026**
Department/Office: Development Services

Recommended Action:

Approve Minutes

Summary Explanation & Background:

Minutes July 29, 2026

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. BAA 7-29-26 Draft

DRAFT

**Board of Adjustments and Appeals
Regular Meeting
July 29, 2026**

The Board of Adjustments and Appeals (BAA) of the City of Titusville, Florida, met in regular session in Council Chambers, on Wednesday, July 29, 2026.

XXX

Chairman Thomas Taylor called the meeting to order at 6:00 p.m. and asked the assembly to recite the Pledge of Allegiance to the Flag.

XXX

Present were Chairman Thomas Taylor, Member John Greene, Member Richard Wheelus and Alternate Member Carshonda Wright. Absent were Vice-Chairwoman Margaret Van Deven and Member Gina Beckles. Also, in attendance were Principal Planner Tabitha Armstrong, Sr. Administrative Assistant Kim Amick and Assistant City Attorney David Melito. It was determined that a quorum was present.

XXX

Member Wheelus made a motion to approve the June 24, 2026 minutes. Member Greene seconded. There was a unanimous voice vote.

XXX

Assistant City Attorney David Melito confirmed the quasi-judicial procedures verifying that all persons wishing to speak before the board has signed an oath card.

XXX

Tabitha Armstrong stated there was no new business and since the old item was post dated specifically dated to this meeting there was no need for advertisement.

XXX

Chairman Taylor called for members' statements if they had visited any of the sites.

XXX

Consent Agenda Items

None.

XXX

Old Business

Variance 15-2026 – 701 Booker Street

Tabitha Armstrong explained she had not heard from the applicant but had included as attachments emails of her reaching out to see if there were any updates. She stated she received one saying the applicant was still working with the architect but had not heard anything else. She would like to ask that this item be postponed to the August meeting but if there is no new information by then, the Board could make their decision.

Chairman Taylor asked if the item would need to be re-advertised.

Ms. Armstrong stated they would need to re-advertise if the applicant adds any new variances.

Alternate Member Wright made a motion to table this item to the August 26, 2026 meeting.

Member Greene seconded

Roll call was as follows:

Chairman Taylor	Yes
Member Greene	Yes
Member Wheelus	Yes
Alternate Member Wright	Yes

Motion passed.

XXX

New Business

None.

XXX

Petitions and Requests from the Public Present

None.

XXX

Reports

Semi-Annual Report

Member Greene made a motion to approve the Semi-Annual Report as written.

DRAFT

Member Wheelus seconded.

Roll call was as follows:

Member Greene	Yes
Member Wheelus	Yes
Alternate Member Wright	Yes
Chairman Taylor	Yes

Motion passed.

XXX

Chairman – Chairman Taylor stated he did not ask for reappointment, so this is his last meeting. He said it had been about 18 years, and he has enjoyed his time on the Board.

Staff – Ms. Armstrong reminded the Board that there will be the election of officers at the next meeting and there are two new applications besides the one that was tabled.

Attorney – Assistant City Attorney Melito expressed his gratitude for Chairman Taylor's service to the Board.

Members – Member Wheelus thanked Chairman Taylor for his leadership.

Alternate Member Wright thanked Chairman Taylor for his service.

Adjournment was at 6:11 pm

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustment and Appeals
From: Bradley Parrish, Community Development Director
Subject: **Variance (VAR) No. 15-2026, 701 Booker St**
Department/Office: Planning

Recommended Action:

Consider the requested variance to allow the side corner setback to be less than the required 20-feet for a primary structure, for a property located at 701 Booker St, Titusville, FL 32780.

Summary Explanation & Background:

The applicant is requesting a variance to Land Development Regulations (LDR), Chapter 28, Section 28-305, Single Family High Density (R-1C), subsection 28-305(c) to allow the side corner setback to be less than the required 20-feet for a primary structure, for a property located in the Single Family High Density (R-1C) zoning district, at 701 Booker St, Titusville, FL 32780, as submitted by Bianca S. Burse, Owner.

At the June 24th, 2026 Board of Adjustment & Appeals, the applicant requested to be postponed until the July 29th, 2026 hearing date.

At the July 29th, 2026 Board of Adjustment & Appeals, staff requested to be postponed until the August 26th, 2026 hearing date.

Alternatives:

1. Approve the Variance

Motion to approve VAR No. 15-2026, to allow a side corner setback of 10-feet for a primary structure, for a property located at 701 Booker St, Titusville, FL.

2. Deny the Variance

Motion to deny VAR No. 15-2026, to allow a side corner setback of 10-feet for a primary structure, for a property located at 701 Booker St, Titusville, FL. (State criteria for denial)

3. Other

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Staff Report
2. Application
3. Variance Justification
4. Survey
5. Plot Plan
6. Code
7. Zoning Map
8. FLU Map
9. Email Correspondence



City of Titusville Community Development

1 BOARD OF ADJUSTMENTS AND APPEALS

2 **Variance (VAR) No. 15-2026, 701 Booker St**

3 **Meeting Date:** June 24, 2026

4 **Prepared By:** Tabitha Armstrong, AICP - Planner

5 **Applicant:** Bianca Burse, owner

6 Background

7 (a) Variance request: Land Development Regulations (LDR), Chapter 28, Section 28-
8 305, Single Family High Density (R-1C), subsection 28-305(c) to allow the side
9 corner setback to be less than the required 20-feet for a primary structure, for a
10 property located in the Single Family High Density (R-1C) zoning district, at 701
11 Booker St, Titusville, FL 32780, as submitted by Bianca S. Burse, Owner.

12 (b) Location: 701 Booker St, Titusville, FL. Tax No. 3023185. Parcel I.D. 22-35-03-
13 54-4-19

14 (c) Land Description: READ & ALLENS SUBD LOT 19 BLK 4

15 (d) Future Land Use: Medium Density Residential

16 (e) Zoning: Single-Family High Density (R-1C)

17 (f) Surrounding Zoning Districts.

18 1. North: Multi-Family High Density (R-3)

19 2. South: Single-Family High Density (R-1C)

20 3. East: Single-Family High Density (R-1C)

21 4. West: Single-Family High Density (R-1C)

22 (g) Lot Characteristics: The subject property was platted in 1913 and is approximately
23 0.11 acres (4,791 sq. ft). It is a corner lot with 49.9 feet of frontage along Booker
24 Street and 99.94 feet of frontage along Second Avenue. These dimensions do not

Board of Adjustments and Appeals: Variance No. 15-2026

1 meet the minimum 6,500 sq. ft lot area and 65-foot lot width outlined in Single-
2 Family High Density (R-1C) zoning district standards.

3 (h) Uses: Vacant residential lot

4 Powers of the BAA

5 LDR Section 34-226 states that the Board shall grant a variance request when in the
6 opinion of the Board of Adjustments and Appeals, owing to special conditions, the
7 literal enforcement of such ordinance or regulations would do manifest injustice to, or
8 impose an unnecessary hardship upon the applicant. In order to authorize any variance
9 to the provisions of such ordinance, the Board must consider the following criteria:

10 (a) Special conditions and circumstances exist which are peculiar to the land,
11 structure, or building involved and which are not applicable to other lands,
12 structures or building in the same zoning.

13 (b) Special conditions and circumstances do not result from the actions of the
14 applicant.

15 (c) Granting the variance requested will not confer upon the applicant any special
16 privilege that is denied by the ordinance to other lands, buildings or structures in
17 the same zoning district.

18 (d) The literal interpretation of the provisions of the ordinance would deprive the
19 applicant of rights commonly enjoyed by other properties in the same zoning
20 district under the terms of the ordinance.

21 (e) The variance granted is the minimum variance that will make possible the
22 reasonable use of the land, building or structure.

23 (f) The granting of the variance will preserve the spirit of the ordinance and remain
24 in harmony with its general purpose and intent.

25 (g) In granting the variance, the public safety and welfare must be assured.

26 (h) In no case shall the granting of a variance result in a change of use, which would
27 not be permitted in that zone.

28 Analysis

29 The applicant is requesting a variance to the Land Development Regulations (LDR)
30 Chapter 28, Section 28-305(c) to allow the construction of a single-family residence
31 with a side corner yard setback of 10 feet instead of the required minimum of 20 feet.
32 The subject property is a nonconforming corner lot under 5,000 sq. ft with 49.90 feet
33 of frontage along Booker Street and 99.94 feet of frontage along Second Avenue. These
34 dimensions do not meet the minimum 6,500 sq. ft lot area and 65-foot lot width outlined
35 in Single-Family High Density (R-1C) zoning district standards. The surrounding area

Board of Adjustments and Appeals: Variance No. 15-2026

1 is primarily composed of single-family homes and vacant residential parcels, many of
2 which share similar dimensions and configurations with the subject property. The lot
3 was originally platted as part of the Read & Allen Subdivision in 1913, well before the
4 administrative rezoning in 1993 that established the current dimensional requirements
5 for development on the site. The applicant has indicated that the narrow width of the
6 corner lot creates a constraint in meeting the required 20-foot side corner yard setback.

7 A proposed plot plan has been submitted depicting the requested 10-foot side corner
8 setback; however, the plan also shows an interior side yard setback of 9.81 feet where
9 a minimum of 10 feet is required and a rear yard setback of 22.20 feet where a minimum
10 of 25 feet is required. As submitted, the proposed development would require
11 additional variances beyond the requested side corner setback, as the current
12 application does not request relief from these additional setback requirements. Unless
13 the plot plan is revised to demonstrate compliance with all other applicable dimensional
14 standards of the R-1C zoning district, the applicant will need to submit a separate
15 variance application to request the additional setback reductions.

16 Given the nonconforming width of the lot and its corner location, these conditions may
17 constitute a hardship that supports the request for a reduced side corner setback. If the
18 requested side corner setback variance is approved, the applicant will still be required
19 to demonstrate compliance with all remaining applicable dimensional standards of the
20 R-1C zoning district or obtain approval for any additional variances prior to
21 development.

22 **Recommendation**

23 The staff recommends **approval** of the variance request to allow a single-family
24 residence to be constructed with a side corner yard setback of 10 feet instead of the
25 required minimum of 20 feet.

26
27 In granting the variance, special conditions and circumstances do not result from the
28 actions of the applicant. The reduced lot width presents a hardship to the applicant.
29 Granting the requested variance will not confer upon the applicant any special privilege
30 that is denied by the ordinance to other lands, buildings or structures in the same zoning
31 district.



Gateway to Nature & Space



APPLICATION FOR VARIANCE

Please submit electronically a completed application and required submittals to the Community Development Department for payment and meeting scheduling. Chapter 34 of the Titusville Land Development Regulations contains the instructions for filing and the required exhibits. INCOMPLETE APPLICATIONS SHALL NOT BE ACCEPTED.

1. Project Location	Property Address/Location Description 701 Booker St. Titusville, FL 3278		
2. Applicant/ Owner	Name of Applicant/Contact Bianca S. Burse		Name of Owner Bianca S. Burse
	Street Address 3690 Buttonwood Dr.		Street Address Titusville FL 32796
	City State Zip Titusville FL 32780		City State Zip
	Telephone # 321-271-9703		Telephone #
	Fax #		Fax #
E-Mail Address beyburse@yahoo.com		E-Mail Address	
3. Applicant Status	☒ Owner ☐ Tenant ☐ Agent ☐ Other		
4. Parcel ID	22-35-03-54-4-19	Tax Acct.	3023185
5. Site Size	Acres: 0.11	Square Feet:	
6. Property Information	Current Zoning R1-C	Current Use of Property Vacant residential land	
7. Variance(s) Requested	Section Number 1) SEC. 28-305 2) _____ 3) _____ 4) _____ 5) _____	LDR Requirement 1) Side corner setback 2) minimum 10 ft 3) _____ 4) _____ 5) _____	Variance Requested 1) 10 feet 2) _____ 3) _____ 4) _____ 5) _____
8. Narrative	Please provide a brief description of your request and the proposed project: (Please complete justification questions on page 4 of this application) I am requesting a 10ft. Variance on the right side of the lot, adjacent to second ave. to build a single family home.		

All applications shall require Community Development staff review prior to submittal.

- All applications shall be submitted to the Department electronically and officially logged in by 4:00 p.m. on deadline dates.

Incomplete applications and applications without appropriate backup information/justification will not be accepted and will not be considered to be officially submitted until the appropriate information is submitted. Meeting dates for incomplete applications will not be set until all required information is submitted.

Petitions requiring review from other boards or commissions prior to being forwarded to the Board of Adjustments and Appeals (BAA) are not guaranteed placement on the BAA schedule available on the City's website.

ACKNOWLEDGEMENT

I am the owner and/or legal representative of the owner of the property described which is the subject of this application. All answers to the questions in said application and all sketches and data attached to and made a part of this application are honest and true to the best of my knowledge and belief. Should this application be granted, I understand that any condition(s) imposed upon the granting of this request shall be binding to the owner, his heirs and successors in title to possession of the subject property. I understand that I must attend all applicable meetings and have been informed of the meeting date(s) and time(s). I understand that if I fail to appear at an applicable meeting, the appropriate Board or Commission may either table or deny the request.

This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the City Council, Board of Adjustment & Appeals, and Planning & Zoning Commission on this topic to properly noticed public hearings or to written communication to the City Clerk's Office, City of Titusville, P.O. Box 2806, Titusville, FL 32781

/s/

(Signature*)



(Date)

3/6/26

** By entering your name in the "Signature" box above, you are signing this Application electronically. You agree your electronic signature is the legal equivalent of your manual signature on this Application. By entering your name in the "Signature" box above, you consent to be legally bound by this Application's terms and conditions.*

FOR OFFICE USE ONLY

Date Received: _____
Accepted By: _____
Hearing Date: _____
Case Number: _____

Variance Justification

In answering the questions below, please be as specific as possible. Your answers will help the Board of Adjustments and Appeals and City staff to properly evaluate your variance request.
(Please attach a separate sheet if necessary)

1. Why are you unable to comply with the requirements? What hardship or injustice are you claiming?

The lot is slightly smaller and is 10 feet short of the required 20 feet setback.

2. What is special about your property that would justify treating it differently than most other properties? (Examples of important special conditions include: narrow or odd shaped lot; excessive slope of land; soil or drainage limitations; unusual location of existing buildings on the lot; etc.) If the special conditions involve an existing building or structure, when was it built and are you the original owner?

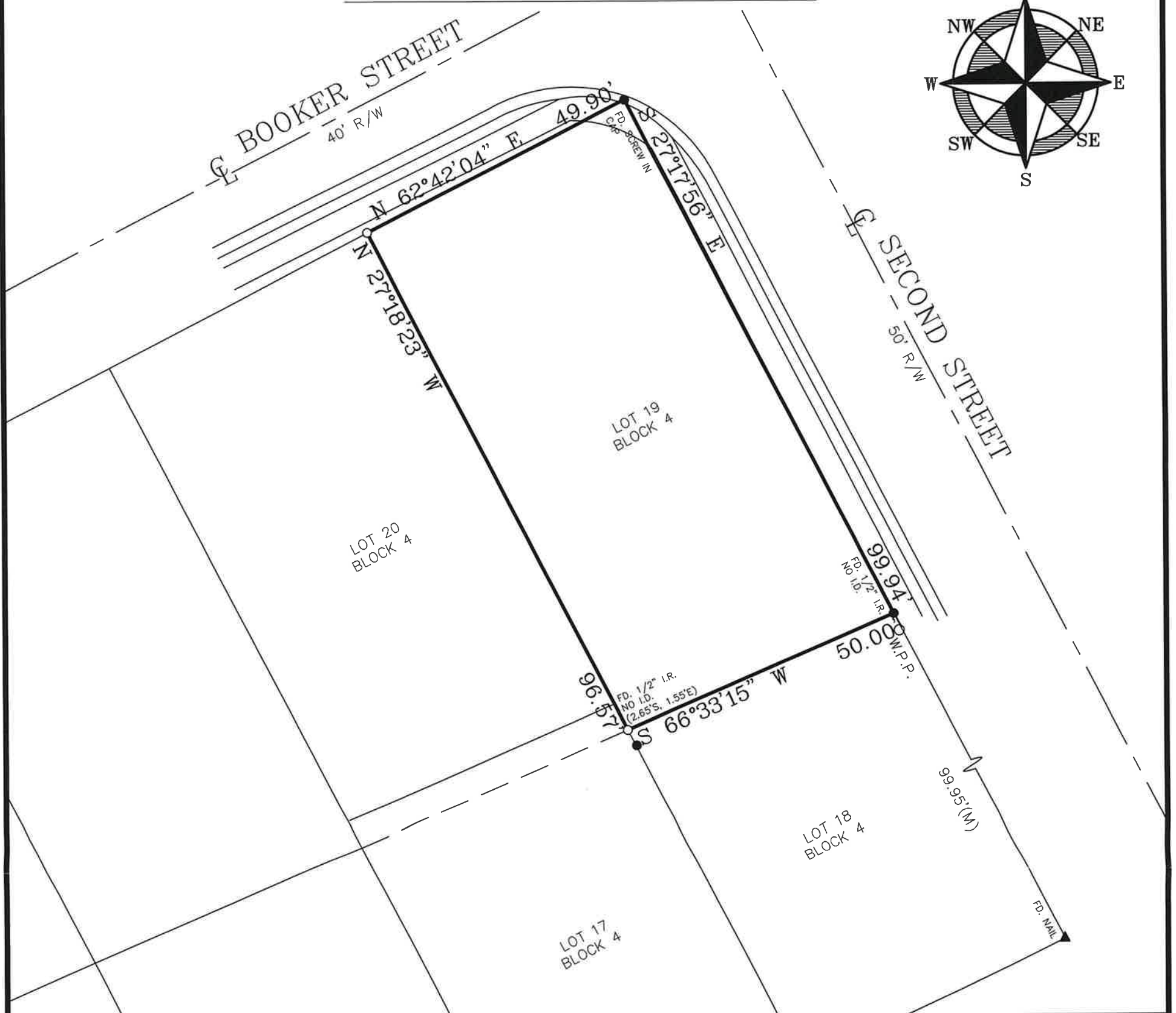
The new construction behind the proposed build has the same dimensions measured from the side of the road.

3. Is your variance request the minimum change from the requirements that you need to overcome your hardship? Explain your answer. (For example, suppose you are requesting a 5 foot variance to the side yard setback requirement in order to build a single car garage 15 feet wide. Your request would not be the minimum since a single car garage 11 feet wide would be adequate and would only require a 1 foot variance.)

I am requesting a 10-foot variance on the right side of the lot, adjacent to second ave.

4. Explain why approval of your variance request would not likely result in harm to your neighbor's properties or to the general public.

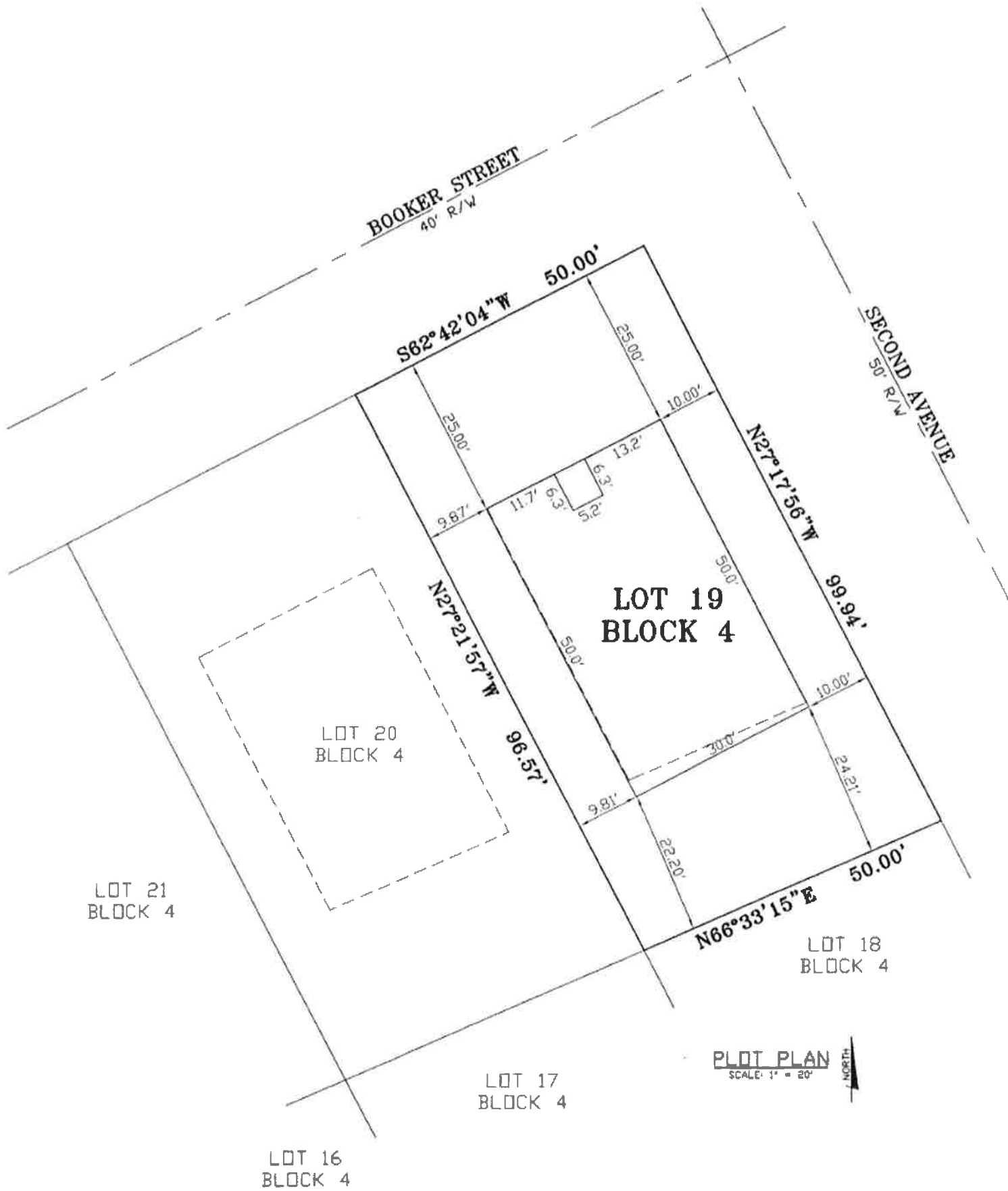
Approval of this request would not negatively impact neighboring properties or the general public, as all setbacks would align with those of the surrounding neighbors.



± = MORE OR LESS
 ○ = POWER POLE
 → = GUY WIRE
 L = ARC LENGTH
 R = RADIUS
 Δ = DELTA
 = COVERED AREA
 = CONC.
 = CENTER LINE
 = FENCE
 = EASEMENT
 ● = FOUND AS *NOTED*
 ▲ = FOUND NAIL & DISK
 ■ = FOUND CONCRETE MONUMENT
 ○ = SET 5/8" IRON ROD "COOPER LB 6544"
 Δ = SET NAIL & DISK "COOPER LB 6544"
 □ = SET 4"x4" CONCRETE MONUMENT "COOPER LB 6544"

1. Unless otherwise noted, only platted easements are shown hereon.
2. No underground utilities or improvements were located unless otherwise shown.
3. The surveyor no longer certifies the F.E.M.A. Zone. This certification is made by an independent contractor of the Federal Government. As a courtesy to the client, this surveyor feels that this parcel lies in F.I.R.M. Zone X per Community Panel No. 125152C0210H, dated 1/29/21.
4. Unless otherwise noted, any elevations shown are based on assumed datum.
5. Bearing shown hereon are based on the WEST R/W LINE OF SECOND STREET as being S 27°17'56" E, according to the Plat of READ & ALLENS SUBDIVISION OF TITUSVILLE as recorded in plat book 2, at page 20 of the Public Records of Brevard County, Florida.
6. This survey is prepared and certified for the exclusive use of the client named hereon.
7. Unless this sketch of survey bears the signature and raised seal of John W. Cooper PLS 5093, it is for information purposes only and is not a valid survey.
8. Additions or deletions to this sketch of survey by other than the signing party is prohibited without written consent of the signing party.
9. Ownership of fences is unknown unless otherwise noted. Due to the nature of fences it is recommended that you contact the undersigned surveyor prior to removal or installation of any fence.

5/1/26
Date Signed



Sec. 28-305. Single-Family High Density (R-1C).

Single-Family High Density (R-1C)	
(a) Purpose	
The Single-Family High Density (R-1C) district is established as a designation for the principal use of high-density single-family dwellings. The purpose of this district is to promote stable quality residential development at slightly increased densities together with certain structures and uses that are compatible with property in the district. It is further intended that governmental, religious, recreational and other immediate needs of this district are served while a quality environment is provided for the residents of the designation and City. This district provides the transition between single-family densities and higher density development.	
(b) Use Standards	Typical Lot Pattern
See Chapter 28 Article IV and Article V	
(c) Intensity and Dimensional Standards	
Lot area, minimum (sq. ft.)	6,500
Lot width, minimum (ft.)	65
Density, maximum (du/ac)	6.7
Floor area per dwelling unit, minimum (sq. ft.)	900
Building coverage, maximum (% of lot area)	35
Lot coverage, maximum (% of lot area)	NA
Height, maximum (ft.)	35
Front yard setback, minimum (ft.)	25 ¹
Side corner yard setback, minimum (ft.)	20
Interior side yard setback, minimum (ft.)	10
Rear yard setback, minimum (ft.)	25
Accessory Use Development Standards	See Chapter 28 Article VII
NOTES: ¹ Front setback with rear garage reduced to 20 feet.	
Typical Development Configuration (For illustrative purposes only)	





ZONING MAP

RESIDENTIAL DISTRICTS

RE	RESIDENTIAL ESTATES
RR	RURAL RESIDENTIAL
R-1A	SINGLE FAMILY, LOW DENSITY
R-1B	SINGLE FAMILY, MEDIUM DENSITY
R-1C	SINGLE FAMILY, HIGH DENSITY
R-2	MULTIFAMILY, MEDIUM DENSITY
R-3	MULTIFAMILY, HIGH DENSITY
RMH-1	RESIDENTIAL MANUFACTURED HOUSING SUBDIVISION
RMH-2	RESIDENTIAL MANUFACTURED HOUSING PARK

COMMERCIAL DISTRICTS

HM	HOSPITAL MEDICAL
T	TOURIST
NC	NEIGHBORHOOD COMMERCIAL
CC	COMMUNITY COMMERCIAL
RC	REGIONAL COMMERCIAL
OP	OFFICE PROFESSIONAL

SPECIAL DISTRICTS

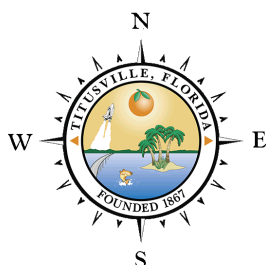
GU	GENERAL USE
OR	OPEN SPACE AND RECREATION
UMU	URBAN MIXED USE
SMU	SHORELINE MIXED USE
RHP	RESIDENTIAL HISTORIC PRESERVATION
RMU	REGIONAL MIXED USE
PD	PLANNED DEVELOPMENT
P	PUBLIC
UV	URBAN VILLAGE
DMU	DOWNTOWN MIXED USE
IRC-N	INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
IRC-N-C	INDIAN RIVER CITY NEIGHBORHOOD COMMERCIAL

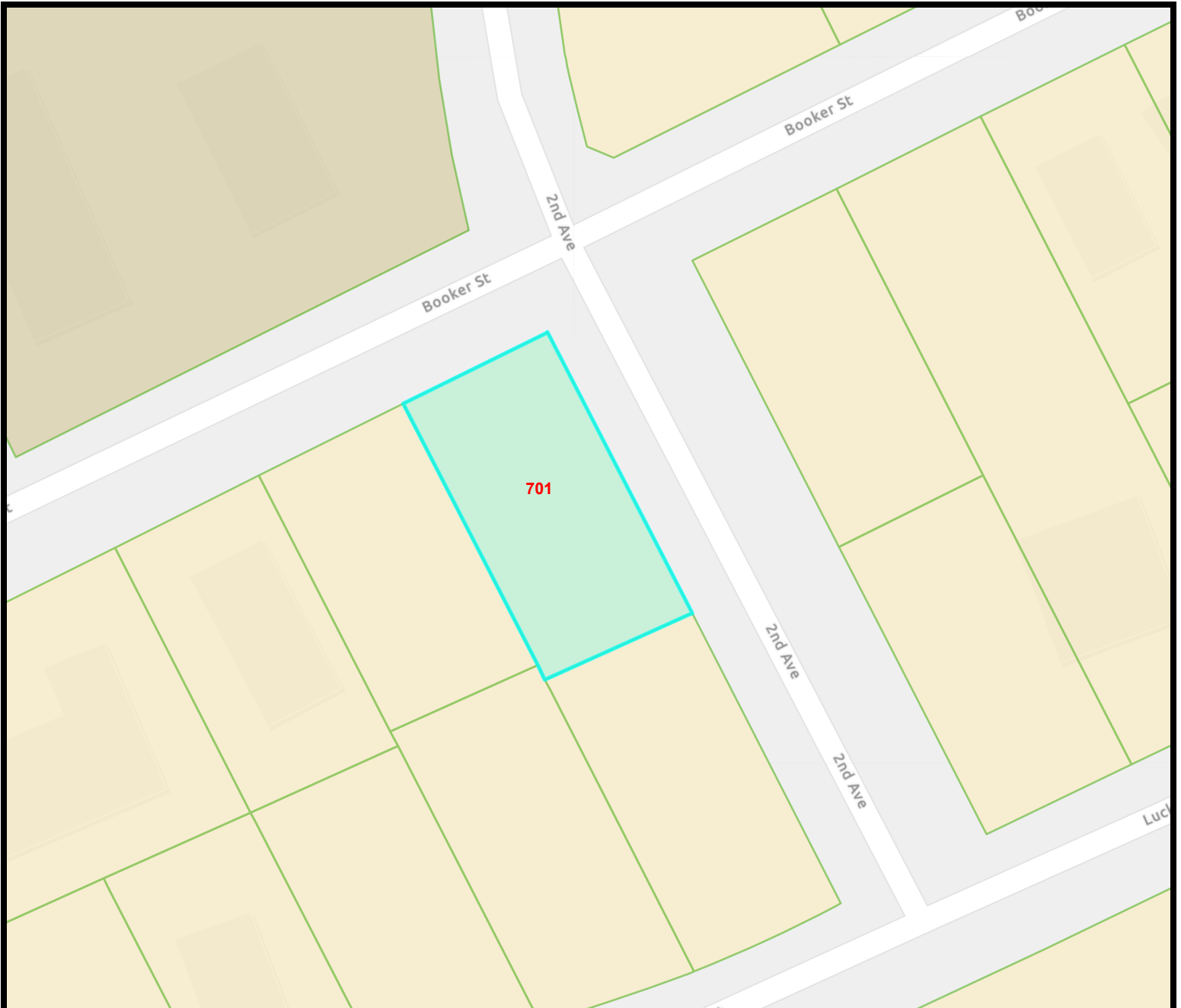
INDUSTRIAL DISTRICTS

M-1	LIGHT INDUSTRIAL SERVICES AND WAREHOUSING
M-2	HEAVY INDUSTRIAL
M-3	HIGHWAY INDUSTRIAL INFILL
PID	PLANNED INDUSTRIAL DEVELOPMENT

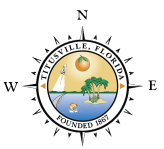
OVERLAY DISTRICTS

TSA	TITUSVILLE SHORELINE AREA
AIA	AIRPORT IMPACT AREA
WCA	WETLAND AND CONSERVATION AREA
ACC	AREA OF CRITICAL CONCERN
HPA	HISTORIC PRESERVATION AREA





FUTURE LAND USE MAP

CHI COMMERCIAL HIGH INTENSITY	ED EDUCATIONAL	PIP PLANNED INDUSTRIAL PARK	RES-2 RESIDENTIAL-2
CLI COMMERCIAL LOW INTENSITY	IND INDUSTRIAL	PSP PUBLIC/ SEMI-PUBLIC	RMU REGIONAL MIXED USE
CONS CONSERVATION	HDR HIGH-DENSITY RESIDENTIAL	PUD PLANNED UNIT DEVELOPMENT	SMU SHORELINE MIXED-USE
DMU DOWNTOWN MIXED-USE	MDR MEDIUM-DENSITY RESIDENTIAL	REC RECREATIONAL	UMU URBAN MIXED-USE
	LDR LOW-DENSITY RESIDENTIAL	RES-1 RESIDENTIAL-1	US1 US-1 CORRIDOR

Re: VAR#15-2026, 701 Booker St -- Information Needed

From Armstrong, Tabitha <Tabitha.Armstrong@Titusville.com>

Date Tue 7/14/2026 8:25 AM

To bey burse <beyburse@yahoo.com>

No worries! Keep me posted when you determine what you'll need, and I can help get it situated for the board.

From: bey burse <beyburse@yahoo.com>

Sent: Monday, July 13, 2026 5:13 PM

To: Armstrong, Tabitha <Tabitha.Armstrong@Titusville.com>

Subject: Re: VAR#15-2026, 701 Booker St -- Information Needed

I do apologize, thanks for being patient. I have been trying to reach out to the architect.

[Sent from Yahoo Mail for iPhone](#)

On Monday, July 13, 2026, 11:19 AM, Armstrong, Tabitha <Tabitha.Armstrong@Titusville.com> wrote:

Good morning,

I have been unable to reach anyone by telephone, so I wanted to provide a quick update.

We are now beyond the advertisement deadline for the July 29 hearing, so I am unable to add any additional variance requests to that agenda. At this time, we will proceed with reviewing the currently submitted variance request for the 20-foot side corner setback.

Please let me know if there are any updates regarding the project.

Thank you,

Tabitha Armstrong, AICP

Planner

City of Titusville, Florida

555 S. Washington Avenue

Titusville, FL 32781-2806

(321) 567-3782

tabitha.armstrong@titusville.com

For GIS Zoning & Future Land Use Interactive Map please visit:

<http://titusville.maps.arcgis.com/home/index.html>

Please provide feedback on our service. The Community Development customer service survey is available at <https://www.titusville.com/FormCenter/Community-Development-7/Customer-Satisfaction-Survey-55>.



Please note: Florida has a very broad public records law. Most written communications to or from City employees regarding City business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Armstrong, Tabitha <Tabitha.Armstrong@Titusville.com>
Sent: Wednesday, July 8, 2026 11:28 AM
To: beyburse@yahoo.com <beyburse@yahoo.com>
Subject: Re: VAR#15-2026, 701 Booker St -- Information Needed

Good morning,

Just checking in on the Variance request. If any additional variances are being added, I am able to still add them to the advertisement until tomorrow, Thursday July 9th, 2026. Please reach out regarding the variance and any amendments that are being made.

Thank you,
Tabitha Armstrong, AICP
Planner
City of Titusville, Florida
555 S. Washington Avenue
Titusville, FL 32781-2806
(321) 567-3782
tabitha.armstrong@titusville.com

For GIS Zoning & Future Land Use Interactive Map please visit:
<http://titusville.maps.arcgis.com/home/index.html>

Please provide feedback on our service. The Community Development customer service survey is available at <https://www.titusville.com/FormCenter/Community-Development-7/Customer-Satisfaction-Survey-55>.



Please note: Florida has a very broad public records law. Most written communications to or from City employees regarding City business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Armstrong, Tabitha <Tabitha.Armstrong@Titusville.com>
Sent: Wednesday, July 1, 2026 12:34 PM
To: beyburse@yahoo.com <beyburse@yahoo.com>
Subject: Re: VAR#15-2026, 701 Booker St -- Information Needed

Good afternoon,

The item has been postponed to the July 29th, 2026 hearing date. If any additional Variance are to be requested, I will need that information by July 7th, 2026 to keep with the legal advertising requirements.

Please reach out regarding the variance and any amendments that are being made.

Thank you,
Tabitha Armstrong, AICP
Planner
City of Titusville, Florida
555 S. Washington Avenue
Titusville, FL 32781-2806
(321) 567-3782
tabitha.armstrong@titusville.com

For GIS Zoning & Future Land Use Interactive Map please visit:
<http://titusville.maps.arcgis.com/home/index.html>

Please provide feedback on our service. The Community Development customer service survey is available at <https://www.titusville.com/FormCenter/Community-Development-7/Customer-Satisfaction-Survey-55>.



Please note: Florida has a very broad public records law. Most written communications to or from City employees regarding City business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Armstrong, Tabitha <Tabitha.Armstrong@Titusville.com>
Sent: Monday, June 15, 2026 10:02 AM
To: beyburse@yahoo.com <beyburse@yahoo.com>
Subject: VAR#15-2026, 701 Booker St -- Information Needed

Good morning,

The Variance is currently scheduled for the June 24th, 2026, hearing date. However, as I have been working on the staff report, we noticed an issue with the proposed plot plan and the submitted variance request. The current variance application requests only a reduction of the side corner setback from the required 20 feet to 10 feet. However, the

proposed plot plan indicates additional setbacks that do not meet the Land Development Regulations.

Specifically:

- The required interior side yard setback is 10 feet, but the plot plan shows a setback of 9.81 feet & 9.87 feet.
- The required rear yard setback is 25 feet, but the plot plan shows a setback of 22.20 feet and 24.21 feet.

As currently presented, additional variances beyond the requested side corner setback would be required.

To move forward, either:

1. The plot plan will need to be revised to demonstrate compliance with all setbacks other than the requested side corner variance; or
2. The variance application will need to be updated to include all requested setback reductions shown on the plot plan.

Please note that if the application is updated to request additional variances, the item will need to be postponed to the July meeting to allow time for the required public advertisement.

Please let me know how you would like to proceed with the application.

Thank you,
Tabitha Armstrong, AICP
Planner
City of Titusville, Florida
555 S. Washington Avenue
Titusville, FL 32781-2806
(321) 567-3782
tabitha.armstrong@titusville.com

For GIS Zoning & Future Land Use Interactive Map please visit:
<http://titusville.maps.arcgis.com/home/index.html>

Please provide feedback on our service. The Community Development customer service survey is available at <https://www.titusville.com/FormCenter/Community-Development-7/Customer-Satisfaction-Survey-55>.

 Signature Image - Planning

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City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustment and Appeals
From: Bradley Parrish, Community Development Director
Subject: **BAA Election of Officers**
Department/Office: Development Services

Recommended Action:

Conduct annual BAA election of Officers.

Summary Explanation & Background:

Article IV. Board of Adjustments and Appeals officers and staff of the By-Laws of the Board of Adjustments and Appeals requires that at its first regular meeting in August, the Board shall, by majority vote of its membership (excluding vacant seats) elect one (1) of its members to serve as Chairman and reside over the Board's meetings and one (1) member to serve as Vice-Chairman who shall preside in the absence or withdrawal of the Chairman.

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

None

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustment and Appeals
From: Bradley Parrish, Community Development Director
Subject: **Variance (VAR) No. 18-2026, 2055 Cheney Hwy**
Department/Office: Planning

Recommended Action:

Consider the requested variance to allow two (2) additional wall signs for a building that has only one (1) street frontage and to allow an accessory structure (flag pole) to exceed the height of the principal structure by eight (8) feet, four (4) inches or a total height of twenty-five (25) feet, for a property located at 2055 Cheney Hwy, Titusville, FL 32780.

Summary Explanation & Background:

- a. The applicant is requesting a variance to the Land Development Regulations (LDR), Chapter 32, Section 32-10, Wall sign regulations, subsection 32-10(a)(2) to allow two (2) additional wall signs for a building that has only one (1) street frontage (on an existing paved ROW) and
- b. Land Development Regulations (LDR), Chapter 28, Section 28-392, Accessory buildings and structures, subsection 28-392(h) to allow an accessory structure (flag pole) to exceed the height of the principal structure by eight (8) feet, four (4) inches or a total height of twenty-five (25) feet, for a property located in the Community Commercial (CC) zoning district, at 2055 Cheney Hwy, Titusville, FL 32780, as submitted by Mark Brenchley, authorized applicant for CBSM II, LLC, Owner.

Alternatives:

1. Approve the Variance

Motion to approve VAR No. 18-2026, to allow two (2) additional wall signs for a building that has only one (1) street frontage, for a property located at 2055 Cheney Hwy, Titusville, FL.

2. Deny the Variance

Motion to deny VAR No. 18-2026, to allow two (2) additional wall signs for a building that has only one (1) street frontage, for a property located at 2055 Cheney Hwy, Titusville, FL. (State criteria for denial)

3. Other

1. Approve the Variance

Motion to approve VAR No. 18-2026, to allow an accessory structure (flag pole) to exceed the height of the principal structure by eight (8) feet, four (4) inches, for a property located at 2055 Cheney Hwy, Titusville, FL.

2. Deny the Variance

Motion to deny VAR No. 18-2026, to allow an accessory structure (flag pole) to exceed the height of the principal structure by eight (8) feet, four (4) inches, for a property located at 2055 Cheney Hwy, Titusville, FL. (State criteria for denial)

3. Other

Item Budgeted:

N/A

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Variance 18-2026 Staff Report
2. Application
3. Survey
4. Site Plan
5. All Maps VAR #18-2026
6. Wall Sign Code
7. Accessory Structure Code



City of Titusville Community Development

1 BOARD OF ADJUSTMENTS AND APPEALS

2 **Variance (VAR) No. 18-2026, 2055 Cheney Hwy**

3 **Meeting Date:** August 26, 2026

4 **Prepared By:** Tabitha Armstrong, AICP - Planner

5 **Applicant:** Mark Brenchley, authorized applicant for CBSM II, LLC, Owner

6 Background

7 (a) Variance request:

8 a. The applicant is requesting a variance to the Land Development Regulations
9 (LDR), Chapter 32, Section 32-10, Wall sign regulations, subsection 32-
10 10(a)(2) to allow two (2) additional wall signs for a building that has only
11 one (1) street frontage (on an existing paved ROW) and

12 b. Land Development Regulations (LDR), Chapter 28, Section 28-392,
13 Accessory buildings and structures, subsection 28-392(h) to allow an
14 accessory structure (flag pole) to exceed the height of the principal structure
15 by eight (8) feet, four (4) inches or a total height of twenty-five (25) feet,
16 for a property located in the Community Commercial (CC) zoning district,
17 at 2055 Cheney Hwy, Titusville, FL 32780, as submitted by Mark
18 Brenchley, authorized applicant for CBSM II, LLC, Owner.

19 (b) Location: 2055 Cheney Hwy, Titusville, FL. Tax No. 3040107. Parcel I.D. 22-35-
20 28-00-255

21 (c) Land Description: PART OF NW 1/4 AS DESC IN ORB 10459 PG 1624

22 (d) Future Land Use: Commercial High Intensity

23 (e) Zoning: Community Commercial (CC)

24 (f) Surrounding Zoning Districts.

25 1. North: Community Commercial (CC) across State Road 50

Board of Adjustments and Appeals: Variance No. 18-2026

1 2. South: Open Space & Recreation (OR) & Multifamily High Density (R-3)

2 3. East: Community Commercial (CC) & Multifamily High Density (R-3)

3 4. West: Office Professional (OP) & Single-Family Medium Density (R-1B)

4 (g) Lot Characteristics: The subject area is approximately 1.7 acres (74,052 sq. ft.) with
5 181.66 feet of frontage along State Road 50. The parcel was created through the
6 minor division of a larger 8.33-acre parent tract. These dimensions meet the
7 minimum 10,000-square-foot lot area and 100-foot lot width requirements for
8 parcels within the Community Commercial (CC) zoning district.

9 (h) Uses: Car Wash

10 Powers of the BAA

11 LDR Section 34-226 states that the Board shall grant a variance request when in the
12 opinion of the Board of Adjustments and Appeals, owing to special conditions, the
13 literal enforcement of such ordinance or regulations would do manifest injustice to, or
14 impose an unnecessary hardship upon the applicant. In order to authorize any variance
15 to the provisions of such ordinance, the Board must consider the following criteria:

16 (a) Special conditions and circumstances exist which are peculiar to the land,
17 structure, or building involved and which are not applicable to other lands,
18 structures or building in the same zoning.

19 (b) Special conditions and circumstances do not result from the actions of the
20 applicant.

21 (c) Granting the variance requested will not confer upon the applicant any special
22 privilege that is denied by the ordinance to other lands, buildings or structures in
23 the same zoning district.

24 (d) The literal interpretation of the provisions of the ordinance would deprive the
25 applicant of rights commonly enjoyed by other properties in the same zoning
26 district under the terms of the ordinance.

27 (e) The variance granted is the minimum variance that will make possible the
28 reasonable use of the land, building or structure.

29 (f) The granting of the variance will preserve the spirit of the ordinance and remain
30 in harmony with its general purpose and intent.

31 (g) In granting the variance, the public safety and welfare must be assured.

32 (h) In no case shall the granting of a variance result in a change of use, which would
33 not be permitted in that zone.

Board of Adjustments and Appeals: Variance No. 18-2026

1 Analysis

2 The applicant is requesting a variance from Chapter 32, Section 32-10(a)(2) to allow
3 two (2) additional wall signs for a building having only one street frontage. The
4 subject area is located within the Community Commercial (CC) zoning district and
5 consists of approximately 1.7 acres. The subject area is part of the larger 8.33-acre
6 tract that was divided into five separate parcels under the approved Titusville
7 Commons site plan, which is one unified development.

8 Approval of the variance will permit three (3) total wall signs on separate building
9 elevations. The property only has one street frontage and is therefore currently
10 entitled to only one wall sign. Section 32-10(a)(2) provides that buildings having
11 more than one street frontage may be permitted one additional wall sign located on
12 the secondary frontage; however, regardless of the number of street frontages, no
13 more than two wall signs shall be permitted.

14 The subject building has already received permit approval for one wall sign on the
15 front elevation facing the roadway, identified on Sheet No. 101 of the submitted
16 concept plan, measuring approximately 52 square feet. The applicant is proposing a
17 second wall sign on the west, vacuum-side elevation, identified on Sheet No. 102, and
18 a third wall sign on the east building elevation, identified on Sheet No. 103. The
19 proposed additional wall signs measure approximately 84 square feet each.

20 The request does not demonstrate the presence of special conditions or circumstances
21 unique to the property that would prevent compliance with the sign regulations
22 applicable to the development. The parcel's configuration and location within the
23 Titusville Commons development does not create a hardship associated with
24 compliance with the limitation of permitted number of wall signs for buildings with a
25 single street frontage.

26 The applicant also requests a variance from Chapter 28, Section 28-392(h), Accessory
27 Buildings and Structures, to permit an accessory structure (flag pole) to exceed the
28 height of the principal structure. The Land Development Regulations provide that
29 accessory structures shall not exceed twenty-four (24) feet in height or the height of
30 the principal structure, whichever is less.

31 The proposed car wash building has a height of 16 feet, 8 inches, which is less than
32 twenty-four (24) feet. Therefore, the maximum height for accessory structures on the
33 site is 16 feet, 8 inches. The applicant is requesting approval to install a 25-foot
34 flagpole located approximately 25 feet from the property line. The request does not
35 identify any special conditions or circumstances unique to the property that would
36 prevent compliance with the accessory structure height limitation.

37 Recommendation

38 Staff recommend **denial** of the requested variance to allow two additional wall signs.
39 The subject building has one street frontage and has received approval for the wall sign

Board of Adjustments and Appeals: Variance No. 18-2026

1 permitted under the Land Development Regulations. There are no special conditions or
2 circumstances associated with the property or building that would warrant additional
3 wall signage beyond what is otherwise permitted. A literal interpretation of the Land
4 Development Regulations would not deprive the applicant of rights commonly enjoyed
5 by other properties within the same zoning district.

6 Staff recommend **denial** of the requested variance to allow an accessory structure
7 (flagpole) 25 feet in height in excess of the maximum accessory structure height of 16
8 feet, 8 inches. The height limitation is based on the height of the principal structure,
9 and no unique condition of the property has been identified that would prevent
10 compliance with this standard. The application of the accessory structure height
11 limitation would not deprive the applicant of rights commonly enjoyed by other
12 properties within the same zoning district.



Gateway to Nature & Space



APPLICATION FOR VARIANCE

Please submit electronically a completed application and required submittals to the Community Development Department for payment and meeting scheduling. Chapter 34 of the Titusville Land Development Regulations contains the instructions for filing and the required exhibits. INCOMPLETE APPLICATIONS SHALL NOT BE ACCEPTED.

1. Project Location	Property Address/Location Description 2055 Cheney Hwy. Titusville, Florida		
2. Applicant/Owner	Name of Applicant/Contact Mark Branchley		Name of Owner CBSM II, LLC
	Street Address 3790 Beacon Ridge Way		Street Address 205 East First Ave. Suite 200 Rome, Georgia 30161
	City Clermont	State FL	Zip 34711
	Telephone # 435-512-6833		Telephone # 435-512-6833
	Fax #		Fax #
E-Mail Address wcfpermits.markb@gmail.com		E-Mail Address	
3. Applicant Status	☐ Owner ☐ Tenant ☒ Agent ☐ Other		
4. Parcel ID	22-35-28-00255	Tax Acct.	2214644
5. Site Size	Acres: 1.7 (Big Dan's) 5.93(BCPA records)		Square Feet: 74,052(Big Dan's) 258,311 (BCPA)
6. Property Information	Current Zoning CC Community Commercial		Current Use of Property Developing commercial
7. Variance(s) Requested	Section Number 1) <u>Sec 32-10a 1-2*</u> 2) <u>Sec. 28-392</u> 3) _____ 4) _____ 5) _____	LDR Requirement 1) <u>1 sign/single bldg fr</u> 2) <u>accessory structure</u> 3) <u>not to exceed heigh</u> 4) <u>of bldg or 24'</u> 5) _____	Variance Requested 1) <u>3 wall signs</u> 2) <u>25' flagpole</u> 3) <u>8'4" variance</u> 4) _____ 5) <u>*104.22 SF variance</u>
8. Narrative	Please provide a brief description of your request and the proposed project: (Please complete justification questions on page 4 of this application) *Maximum allowable sign area is 115.SF. Three wall signs are proposed with total area of 220 SF: 1.Front Elevation 52SF ("Big Dan's Carwash"), 2.South Elevation 84 SF (same sign copy), 3 North Elevation 84 SF (same sign copy). Also, a Variance of 8'4" for a 25' flagpole at 25' setback.		

- **All applications shall require Community Development staff review prior to submittal.**
- All applications shall be submitted to the Department electronically and officially logged in by **end of business day.**
- Incomplete applications and applications without appropriate backup information/justification will not be accepted and will not be considered to be officially submitted until the appropriate information and fees are submitted. Meeting dates for incomplete applications will not be set until all required information and fees are submitted.
- Petitions requiring review from other boards or commissions prior to being forwarded to the Board of Adjustments and Appeals (BAA) are not guaranteed placement on the BAA schedule available on the City's website.

ACKNOWLEDGEMENT

I am the owner and/or legal representative of the owner of the property described which is the subject of this application. All answers to the questions in said application and all sketches and data attached to and made a part of this application are honest and true to the best of my knowledge and belief. Should this application be granted, I understand that any condition(s) imposed upon the granting of this request shall be binding to the owner, his heirs and successors in title to possession of the subject property. I understand that I must attend all applicable meetings and have been informed of the meeting date(s) and time(s). I understand that if I fail to appear at an applicable meeting, the appropriate Board or Commission may either table or deny the request.

This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the City Council, Board of Adjustment & Appeals, and Planning & Zoning Commission on this topic to properly noticed public hearings or to written communication to the City Clerk's Office, City of Titusville, P.O. Box 2806, Titusville, FL 32781

/s/ Mark Brenchley
(Signature*)

June 19, 2026
(Date)

** By entering your name in the "Signature" box above, you are signing this Application electronically. You agree your electronic signature is the legal equivalent of your manual signature on this Application. By entering your name in the "Signature" box above, you consent to be legally bound by this Application's terms and conditions.*

Date received: _____

Accepted by _____

Grounds For Granting A Variance

Section 31-51 of the Land Development Regulations of the City of Titusville empowers the Board of Adjustments and Appeals to grant variances to the requirements of the Land Development Regulations and certain other codes and/or ordinances. The Board may grant a variance if, in their opinion, the strict enforcement of these rules would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. In granting a variance, the Board must consider whether or not the applicant's particular situation meets a certain set of criteria established in Section 34-226 of the Land Development Regulations. These criteria are as follows:

- (a) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
- (b) Special conditions and circumstances do not result from the actions of the applicant.
- (c) Granting the variance requested will not confer upon the applicant any special privilege that is denied by the ordinance to other lands, buildings or structures in the same zoning district.
- (d) The literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance.
- (e) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
- (f) The granting of the variance will preserve the spirit of the ordinance and remain in harmony with its general purpose and intent.
- (g) In granting the variance, the public safety and welfare must be assured.
- (h) In no case shall the granting of a variance result in a change of use which would not be permitted in that zoning district.

Variance Justification

In answering the questions below, please be as specific as possible. Your answers will help the Board of Adjustments and Appeals and City staff to properly evaluate your variance request.
(Please attach a separate sheet if necessary)

1. Why are you unable to comply with the requirements? What hardship or injustice are you claiming?

This variance application seeks improved sign identification for this proposed car wash and reasonably sized signs to provide critical wayfinding benefits to the motoring public along the busy Cheney Hwy. This application also seeks a height increase of 8'4" for a 25' flagpole to allow better visibility of a 5'X8' American flag and to a height so it will not be snagged by high profile vehicles.

2. What is special about your property that would justify treating it differently than most other properties? (Examples of important special conditions include: narrow or odd shaped lot; excessive slope of land; soil or drainage limitations; unusual location of existing buildings on the lot; etc.) If the special conditions involve an existing building or structure, when was it built and are you the original owner?

The newly subdivided lot is narrow and deep and any building placed thereon will be burdened by a significant setback from Cheney Hwy and additionally encumbered by a frontage road forcing the building even further away from view and wayfinding standards.

One sign is not reasonable on this minimal frontage elevation as sign visibility is significantly reduced as compared to adjacent buildings.

3. Is your variance request the minimum change from the requirements that you need to overcome your hardship? Explain your answer. (For example, suppose you are requesting a 5 foot variance to the side yard setback requirement in order to build a single car garage 15 feet wide. Your request would not be the minimum since a single car garage 11 feet wide would be adequate and would only require a 1 foot variance.)

This request is indeed the minimum variance which would allow reasonable sign visibility and identification of this use. Instead of one deep set sign fronting Cheney Hwy, two other wall signs are proposed that would provide the reasonable identification and wayfinding benefits visible to the fast moving and high speed east and west traffic on Cheney Hwy.

4. Explain why approval of your variance request would not likely result in harm to your neighbor's properties or to the general public.

Properties that are immediately adjacent have also sought and won wall sign variances to allow sign on three separate elevations despite the same single wall sign restriction imposed on this applicant. So no...this variance will not result in harm to the neighbor's properties or the general public and, in fact, the larger signs will appear compliant to the general public because of the significant setback. This application complies with sign code Sec.32.1 (1-6) Purpose of Regulations; scope.



Gateway to Nature & Space



OWNER'S AUTHORIZATION FORM

Date: June 15, 2026
To: City of Titusville
Attn: Planning Department
555 S. Washington Avenue
Titusville, FL 32796-3584

This authorization form is for:

- ☐ Annexation (ANX)
- ☐ Comprehensive Plan Amendment (CPA)
- ☐ Conditional Use Permit (CUP)
- ☐ Development Agreement (DA)
- ☐ Easement Vacation (EAS)
- ☐ Master Plan (MP)
- ☐ Planned Development (PD)
- ☐ Rezoning (REZ)
- ☐ Right-of-Way Vacation
- ☐ Small Scale Amer
- ☒ Varlance (VAP)

PROJECT DESCRIPTION: Allow three wall signs. Code allows on' all sign.

PROJECT ADDRESS: 2035 Cheney Hwy. Titusville, Florida

PARCEL ID# OR TAX ACCT #: 22-35-28-00-250

Please accept this documentation as authorization for M
to apply for the above selected request.

(Name of Applicant)

Property Owner Signature

Street Address

City, State, Zip code

Rock Titusville LLC

Property Owner Name (Please Print)

Telephone Number

Please Note: If the property is owned by a corporation, trust, et cetera, documentation must be included with this authorization form to prove the person signing this document has the legal authority to do so. If this documentation is not submitted, the application will not be accepted.

The corrected Owner's Authorization will be submitted after being signed by property owner

TO BE COMPLETED BY NOTARY

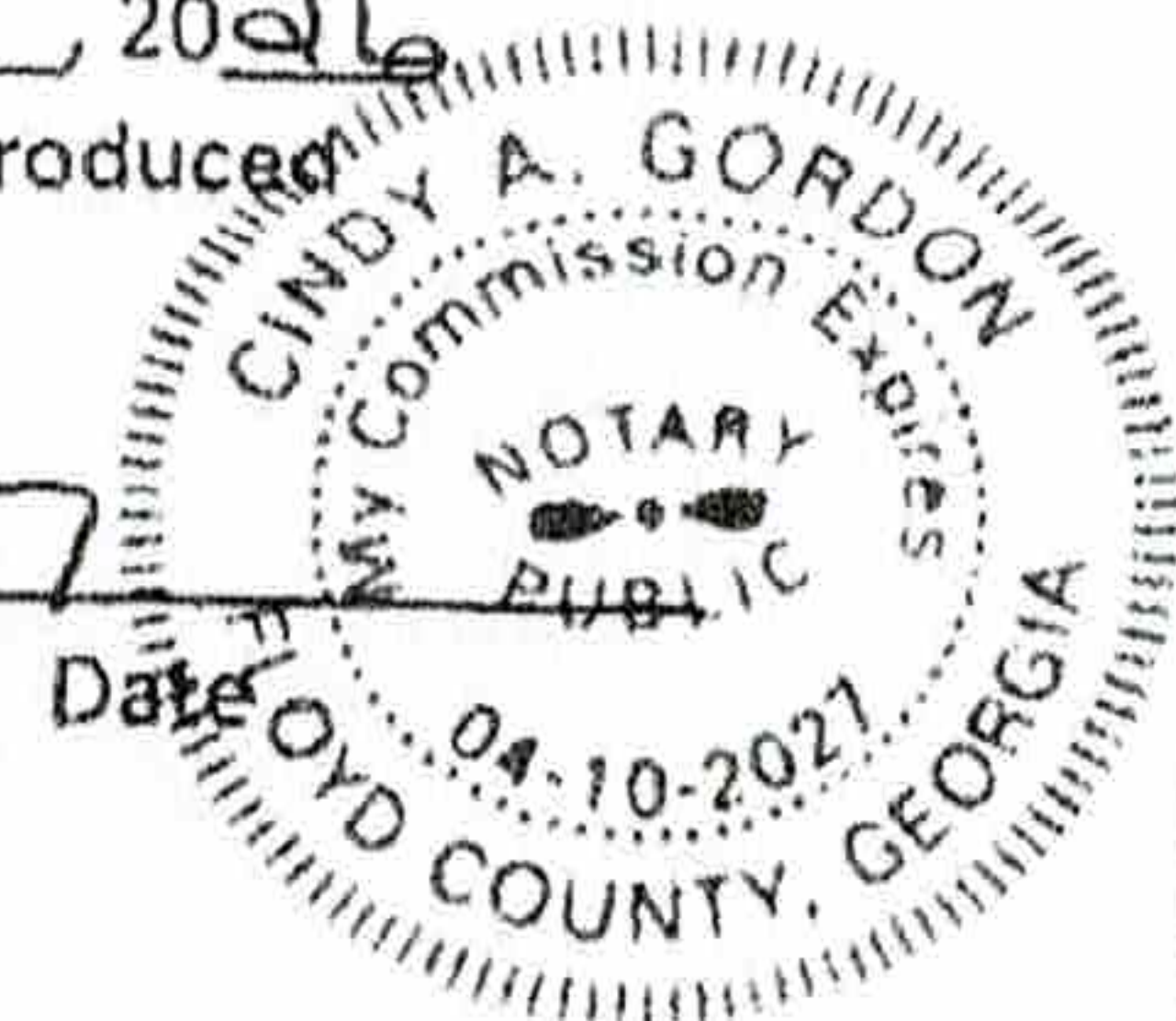
State of Georgia

County of Floyd

Subscribed and sworn to before me on this 15 day of June, 2026
BY Abby Shaddox who is personally known to me or produced
as identification.

Cindy A. Gordon
Notary Public Signature

My Commission Expires: 4-10-27





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
CBSM II, LLC

Filing Information

Document Number	M07000002780
FEI/EIN Number	58-2636104
Date Filed	05/10/2007
State	GA
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	07/07/2009
Event Effective Date	NONE

Principal Address

205 EAST FIRST AVENUE
SUITE 200
ROME, GA 30161

Changed: 03/18/2026

Mailing Address

205 EAST FIRST AVENUE
SUITE 200
ROME, GA 30161

Changed: 03/18/2026

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MGR

SHADDAY, JARRETT E
347 Dodd Blvd.
ROME, GA 30161

GENERAL NOTES:

- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.
- 2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

SITE NOTES:

- 1) TRACT IS ZONED: CC COMMUNITY COMMERCIAL.
- 2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- 3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- 4) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).

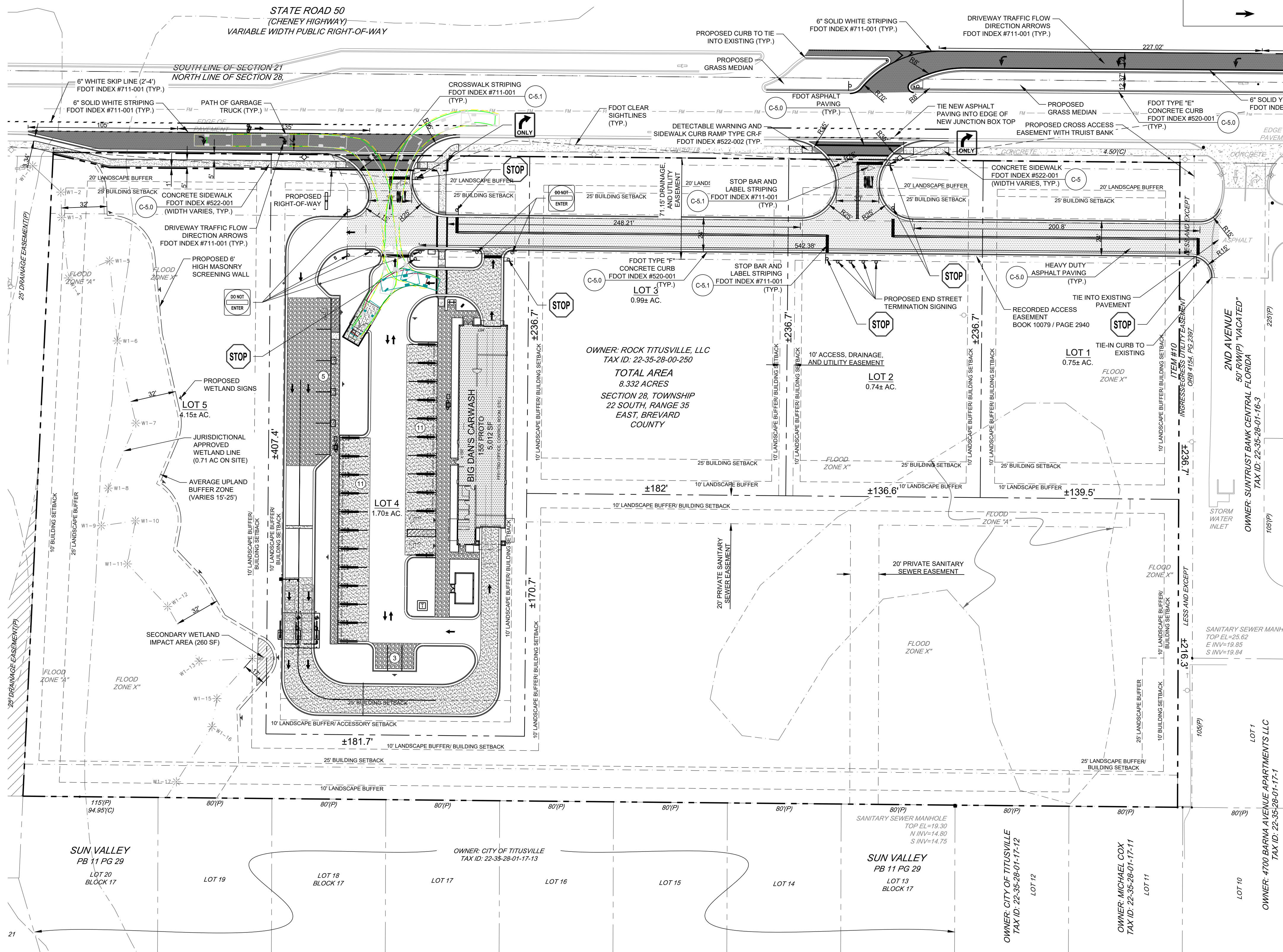
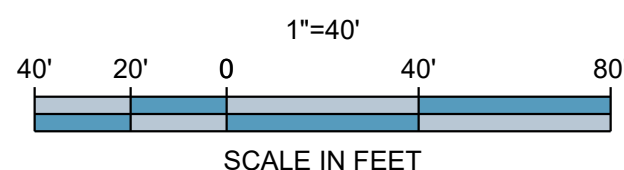
- 5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 6) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
- 7) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- 8) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- 9) CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ENGINEERING DEPARTMENT.
- 10) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- 11) ALL PAVEMENT MARKING SHALL BE THERMOPLASTIC.
- 12) 24 HOUR CONTACT: AUBREY SHARP - (813) 549-3250.
- 13) IN ALL AREAS OF FILL OR OTHERWISE DISTURBANCE OF EXISTING CONDITIONS, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL FULLY AND COMPLETELY REMOVE AND LEGALLY DISPOSE OFF-SITE, ALL PLANT MATERIALS INCLUDING BUT NOT LIMITED TO ROOT SYSTEMS, CONCRETE, REINFORCED CONCRETE, ASPHALT DEBRIS, UNDERBRUSH, TOPSOIL, AND OTHER DELETERIOUS MATERIAL. THE SUBGRADE TO REMAIN SHALL BE COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY FOLLOWING FULL REMOVAL OF THESE

MATERIALS:

- 14) ALL SUBGRADE PREP AND AREAS OF THE SITE TO RECEIVE FILL SHALL BE COMPLETED IN STRICT CONFORMANCE WITH THE RECOMMENDATIONS IN THE REPORT BY THE PROJECT GEOTECHNICAL ENGINEER, SAME, LLC DATED 06/20/2024. THE CONTRACTOR SHALL HAVE THIS REPORT ON THE JOB SITE FOR REFERENCE AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE EARTHWORK OPERATIONS AND CONSTRUCTION PHASE MONITORING TO ENSURE THAT ALL COMPACTION IS COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE TESTING REPORTS TO THE OWNER REGARDING COMPACTION TESTING PER THE TESTING PROTOCOL IN THE GEOTECHNICAL REPORT.
- 15) CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT ROADWAYS.
- 16) IN HEAVY DUTY PAVEMENT AREAS G.A.B. SHALL EXTEND UNDER THE CURB TO PROVIDE ADDITIONAL STABILITY FOR TRUCK TRAVEL.
- 17) IN AREAS WHERE EXISTING CURB AND GUTTER OR SIDEWALK IS REMOVED, IT MUST BE REPLACED JOINT-TO-JOINT.
- 18) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- 19) CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.

LEGEND

	CONCRETE SIDEWALK PAVING
	HEAVY DUTY CONCRETE PAVEMENT
	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	FDOT STANDARD PAVEMENT
	PERVIOUS PAVEMENT
	PROPOSED BUILDING (SEE ARCH. PLANS FOR DETAILS)
	PROPERTY LINE
	TRAFFIC SIGN
	TRAFFIC ARROWS (THERMOPLASTIC ONLY) (FDOT INDEX #711-001)



SITE DATA

PARCEL ID #:	22-35-28-00-250
SITE ADDRESS:	2035 CHENEY HIGHWAY, TITUSVILLE, FL 32780
OWNER:	ROCK PROPERTIES, LLC
MASTER DEVELOPER:	ROCK PROPERTIES, LLC
MUNICIPALITY:	CITY OF TITUSVILLE
PROPOSED USE:	MULTI-USE, CAR WASH
PLANNING / ZONING DATA	
CURRENT ZONING:	COMMUNITY COMMERCIAL (CC)
PROPOSED ZONING:	COMMUNITY COMMERCIAL (CC)
ADJACENT ZONING:	PUBLIC RW, CC, R-3, OR, OP, R-1B
FUTURE LAND USE:	COMMERCIAL-HIGH INTENSITY
ADJACENT FUTURE LAND USE:	COMMERCIAL-HIGH INTENSITY, MEDIUM DENSITY RESIDENTIAL
REQUIRED SETBACKS:	FRONT: 25'; SIDE: 10'; REAR: 25'
REQUIRED LANDSCAPE BUFFER:	N: 10'; E: 10'; S: 10'; W: 7'

AREA CALCULATIONS

OVERALL SITE AREA:	362,949 SF	8.33 AC
LOT 1 AREA:	32,859 SF	0.75 AC
LOT 1 MAXIMUM IMPERVIOUS:	17,939 SF	0.41 AC
LOT 2 AREA:	32,340 SF	0.74 AC
LOT 2 MAXIMUM IMPERVIOUS:	14,383 SF	0.33 AC
LOT 3 AREA:	43,081 SF	0.99 AC
LOT 3 MAXIMUM IMPERVIOUS:	20,489 SF	0.47 AC
LOT 4 AREA:	74,003 SF	1.70 AC
LOT 4 MAXIMUM IMPERVIOUS:	42,237 SF	0.97 AC
LOT 5 AREA:	180,865 SF	4.15 AC
LOT 5 MAXIMUM IMPERVIOUS:	1,000 SF	0.02 AC
EXISTING OVERALL IMPERVIOUS (NON-BLDG):	2,667 SF	0.06 AC
EXISTING OVERALL BUILDING:	1,889 SF	0.04 AC
EXISTING OVERALL SEMI-IMPERVIOUS (GRAVEL):	10,131 SF	0.23 AC
EXISTING OVERALL PERVIOUS:	348,262 SF	7.99 AC
EXISTING OVERALL WETLANDS:	30,811 SF	0.71 AC
PROPOSED OVERALL IMPERVIOUS (NON-BLDG):	48,223 SF	1.11 AC
PROPOSED OVERALL BUILDING:	5,012 SF	0.12 AC
PROPOSED OVERALL PERVIOUS CONCRETE:	7,850 SF	0.18 AC
PROPOSED OVERALL PERVIOUS:	301,864 SF	6.93 AC
PROPOSED SECONDARY WETLAND IMPACT:	260 SF	0.01 AC
FEMA FLOOD DATA		
FLOOD ZONE:	X / A	
FIRM MAP #:	12009C 0215 G	
EFFECTIVE DATE:	3/17/2014	

NOTES:

1. ALL AFFECTED SIDEWALKS, RAMPS, AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
2. REMOVAL OF SOIL FROM A DEVELOPMENT SITE WITHIN THE AREA OF CRITICAL CONCERN SHALL BE PROHIBITED UNLESS OTHERWISE APPROVED BY THE ADMINISTRATOR. IMPORTING CLEAN FILL ON A SITE FOR THE PURPOSE OF CREATING ADDITIONAL RECHARGE SHALL BE ENCOURAGED.
3. ALL LIGHTING SHOULD MEET ILLUMINATION ENGINEERING SOCIETY MINIMUM STANDARDS.
4. ALL LIGHTING SHOULD BE DESIGNED TO AVOID LIGHT TRESPASS AND GLARE.
5. CONSIDER PROBABLE HIDING OR SECLUSION AREAS WHERE ILLEGITIMATE USERS MAY PREY ON INDIVIDUALS.
6. AS A CONDITION OF APPROVAL OF THE PROPOSED SITE AND LANDSCAPE PLAN, THE REQUIRED TREE CANOPY THAT IS BEING PRESERVED DURING THE DEVELOPMENT OF TITUSVILLE COMMONS SHALL BE PERMANENTLY PROTECTED. SEE THE TREE MITIGATION PLAN ON TP-1.0 AND TP-1.1 FOR THE LOCATION OF THE PRESERVED CANOPY.

ENGINEER:

FORESITE
group

FL CA 26115
ForeSite Group, LLC
10150 Highland Manor Dr.
Suite 210
Tampa, FL 33610
D/B/A ForeSite Consulting Group of Florida, LLC

o | 813.549.3250
f | 813.621.3580
w | www.foresitegroup.net

DEVELOPER:

ROCK TITUSVILLE, LLC,
145 LINCOLN AVENUE, STE. B
WINTER PARK, FL 32789

CONTACT: GREG ZUCKERMAN

TITUSVILLE COMMONS

2035 CHENEY HWY (SR 50)
TITUSVILLE, FL 32780
SECTION 22 TOWNSHIP 35 RANGE 28
PARCEL #22-35-28-00-250

PROJECT:

SEAL:

REVISIONS

REVISIONS	DATE
1. TITUSVILLE/FDOT/SRWMD COMMENTS #1	2024-05-10
2. TITUSVILLE/FDOT/SRWMD COMMENTS #2	2024-06-12
3. FDOT COMMENTS #3	2024-07-31
4. FDOT/TITUSVILLE COMMENTS #4	2024-09-03
5. TITUSVILLE COMMENTS #3	2024-11-12

PROJECT MANAGER:

AJS

DRAWING BY:

NMK

JURISDICTION:

TITUSVILLE, FL

DATE:

2024-02-16

TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-2.0

COMMENTS:

NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER:

2145.001



Know what's below.
Call before you dig.
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1 LETTER FRONT DETAIL

SCALE: 3/8" = 1'-0"

ONE (1) SET OF FRONT LIT, PLEX FACE CHANNEL LETTERS ON RACEWAYS AND ONE SINGLE FACE FULL COLOR L.E.D. BOARD.

BOXED SQUARE FEET: 52.0

CODE: HEIGHT 16.66 X LENGTH 34.75 = 578.93 X 20% = 115.78 SQUARE FEET ALLOWED.

ONE (1) 20 AMP 120 VOLT CIRCUIT REQUIRED.

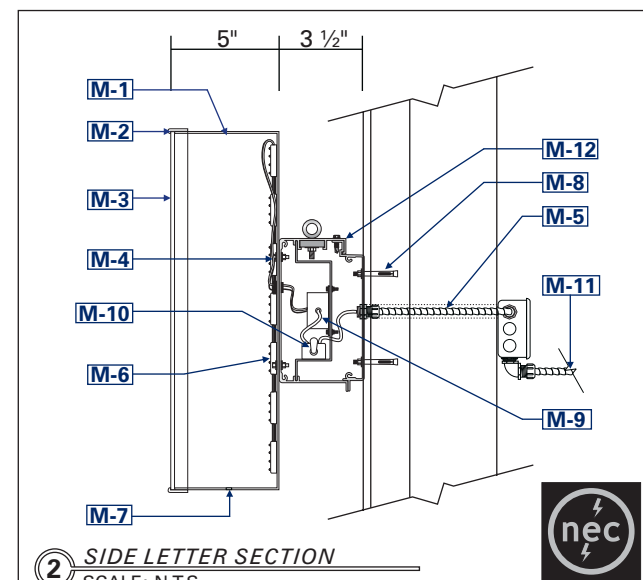
COLOR SCHEDULE:

WHITE PLASTIC FACES	DUAL COLOR VINYL TO MATCH PMS 2768 C DARK BLUE	TRANSLUCENT VINYL TO MATCH PMS 2768 C DARK BLUE	TRANSLUCENT VINYL TO MATCH PMS 186 C RED	RACEWAYS SW 7547 SANDBAR	WHITE RETURNS & JEWELITE



4 BUILDING WEST (EXIT) ELEVATION

SCALE: 3/16" = 1'-0"



2 SIDE LETTER SECTION

SCALE: N.T.S.

MATERIAL	DESCRIPTION
M1	ALUMINUM RETURNS AND BACKS. FINISH TO BE WHITE. INSIDE OF LETTERS TO BE WHITE.
M2	1" WHITE JEWELITE TRIM-CAPS.
M3	WHITE PLASTIC FACES WITH PERFORATED VINYL.
M4	WHITE L.E.D. STRIPS MOUNTED INSIDE OF LETTERS.
M5	FLEX CONDUIT.
M6	L.E.D. STRIPS TO BE MOUNTED TO RETURNS OR BACKS OF CHANNEL LETTERS WITH V.H.B. TAPE AND SILICONE.
M7	1/4" WEEP HOLES AS REQUIRED.
M8	MOUNTING HARDWARE (TYPE TO BE DETERMINED BY WALL CONSTRUCTION).
M9	(120 VOLT) L.E.D. POWER SUPPLIES INSIDE OF RACEWAY ON SLIDE OUT SLOT PANEL THROUGH END.
M10	DISCONNECT SWITCH.
M11	PRIMARY ELECTRICAL LEADS, POWER TO SIGN BY OTHERS.
M12	3 1/2" X 6" EXTRUDED ALUMINUM RACEWAY. FINISH TO BE SPRAYED TO MATCH BUILDING.



NIGHT TIME VIEW

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DBA: SIGN X-PRESS

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FLORIDA

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2035 CHENEY HIGHWAY
TITUSVILLE, FL.

Date:
NOVEMBER 14, 2025

Drawing Number:
K25121-TITUSILLE FL

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8	00-00	NR

Sales Person:
WILL GRIFFIN

Scale:
AS NOTED

Drawn by:
O. BARNITZ

CLIENT/LANDLORD APPROVAL
☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT
Signature: _____
Title: _____
Date: _____
SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

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SIGNS WILL COMPLY TO
FLORIDA BUILDING CODE
2023 (8TH EDITION)
PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.
ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
2020
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SHEET NO. 101



1 LETTER FRONT DETAIL
SCALE: 1/2"=1'-0"

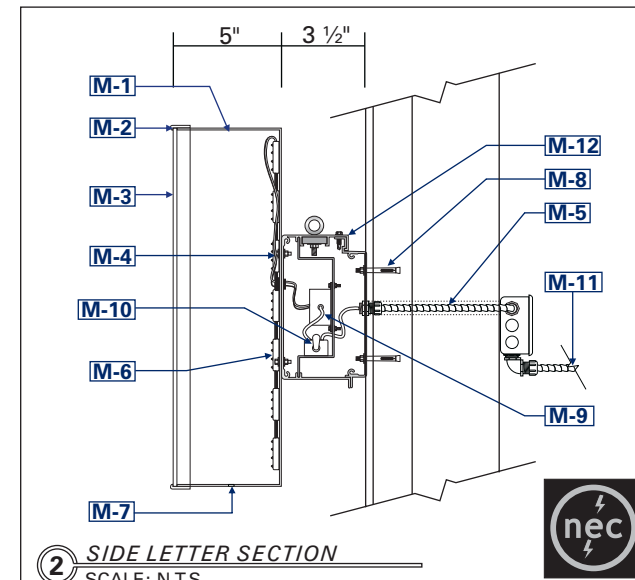
ONE (1) SET OF FRONT LIT, PLEX FACE CHANNEL LETTERS ON RACEWAYS.
84.0 SQUARE FEET.
ONE (1) 20 AMP 120 VOLT CIRCUIT REQUIRED ON TIMER. J-BOX BEHIND WALL.
BREAKER LOCKS REQUIRED.

COLOR SCHEDULE:

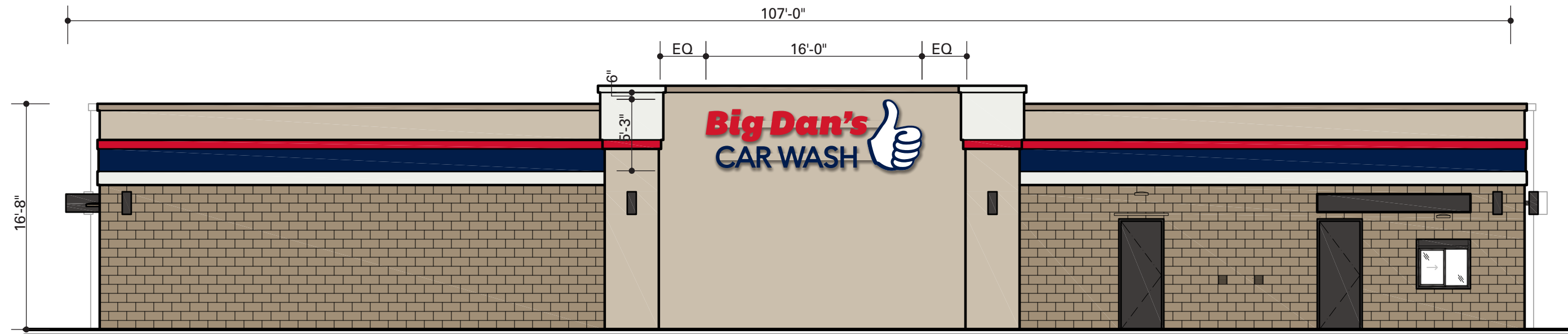
WHITE PLASTIC FACES	DUAL COLOR VINYL TO MATCH PMS 2768 C DARK BLUE	TRANSLUCENT VINYL TO MATCH PMS 2768 C DARK BLUE	TRANSLUCENT VINYL TO MATCH PMS 186 C RED	RACEWAYS SW 7547 SANDBAR	WHITE RETURNS & JEWELITE



NIGHT TIME VIEW



MATERIAL	DESCRIPTION
M1	ALUMINUM RETURNS AND BACKS. FINISH TO BE WHITE. INSIDE OF LETTERS TO BE WHITE.
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M10	DISCONNECT SWITCH.
M11	PRIMARY ELECTRICAL LEADS, POWER TO SIGN BY OTHERS.
M12	3 1/2" X 6" EXTRUDED ALUMINUM RACEWAY. FINISH TO BE SPRAYED TO MATCH BUILDING.



3 BUILDING SOUTH VACUUM ELEVATION
SCALE: 1/8"=1'-0"

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Sales Person:
WILL GRIFFIN

Scale:
AS NOTED

Drawn by:
O. BARNITZ

CLIENT/LANDLORD APPROVAL

☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT

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LISTED
MET
U.S.
E212429

ELECTRICAL TO USE
U.L. LISTED COMPONENTS
AND SHALL MEET ALL
N.E.C. STANDARDS

2020

SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SHEET NO. 102

FLAG POLE - 25'-0"
Model ECH25

- 4" - 14 gauge spun aluminum ball
gold anodized
- Single sheave truck, cast aluminum
revolving, non-fouling type
- 2 Bronze swivel snaps with covers
per halyard
- 1 Set of halyard: #10 poly

1 - 9" Cast aluminum cleat

3000 PSI concrete

Hardwood wedges
(supplied by others)

Dry sand tightly tamped
after aligning pole

Foundation sleeve -16 ga
hot dip galvanized steel

Steel centering wedges

1/4" Steel base plate

1/4" Steel support plate
welded to grounding spike

Exposed height: 25'-0"

Tapered portion: 11'-0"

Cleat height: 5'-0"

Foundation: 3'-0"

2'-6"

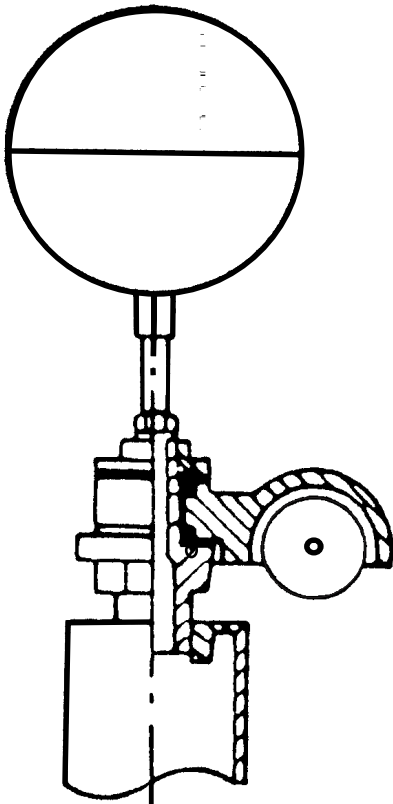
Straight portion: 16'-0"

6"

12"

16"

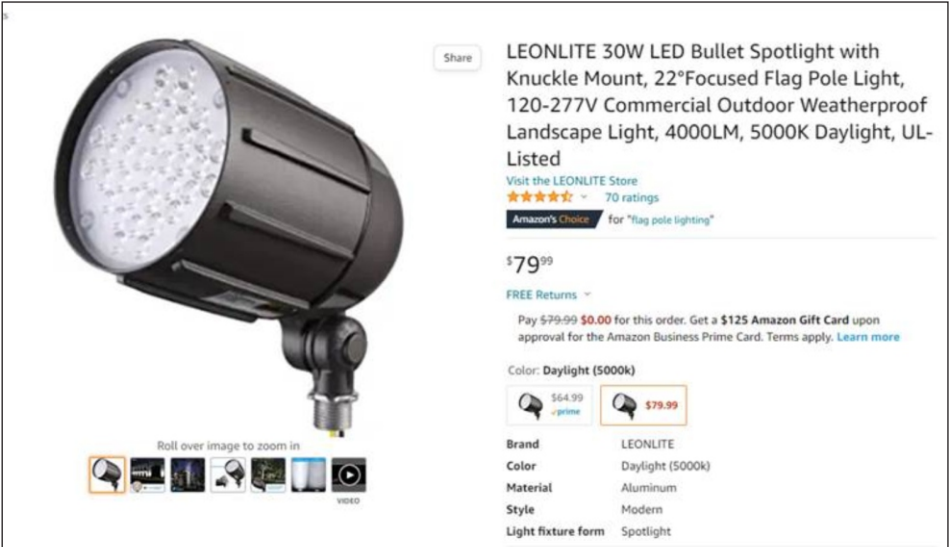
36" DIA.



Truck Detail
Aluminum body
Stainless steel ball bearings
Aluminum sheave
Cast aluminum spindle



5' X 8' FLAG



TWO (2) L.E.D. SPOT LIGHTS PROVIDED - POWER TO FLAG POLE TO BE BY OTHERS.
ONE (1) 20 AMP. 120 VOLT CIRCUIT REQUIRED ON TIMER.



TWO (2) WEATHERPROOF OUTLET BOXES WITH 3/4" THREADS
AND FRONT COVERS WITH GASKETS MOUNTED IN FRONT OF
FLAG POLE TO BE BY OTHERS.

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7 00-00	NR
8 00-00	NR

Sales Person:
WILL GRIFFIN

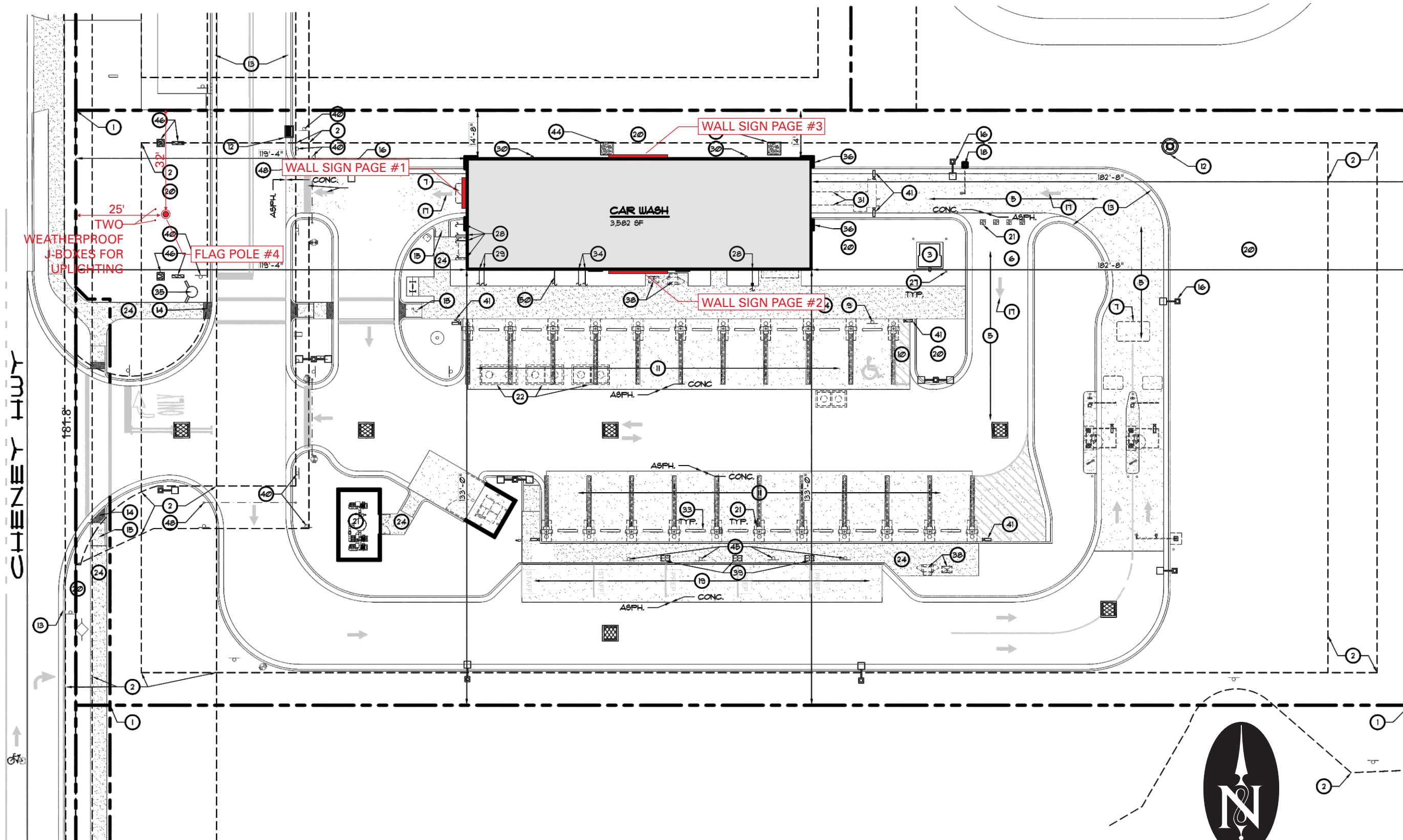
Scale:
AS NOTED

Drawn by:
O. BARNITZ

CLIENT/LANDLORD APPROVAL
☐ APPROVED
☐ APPROVED AS NOTED
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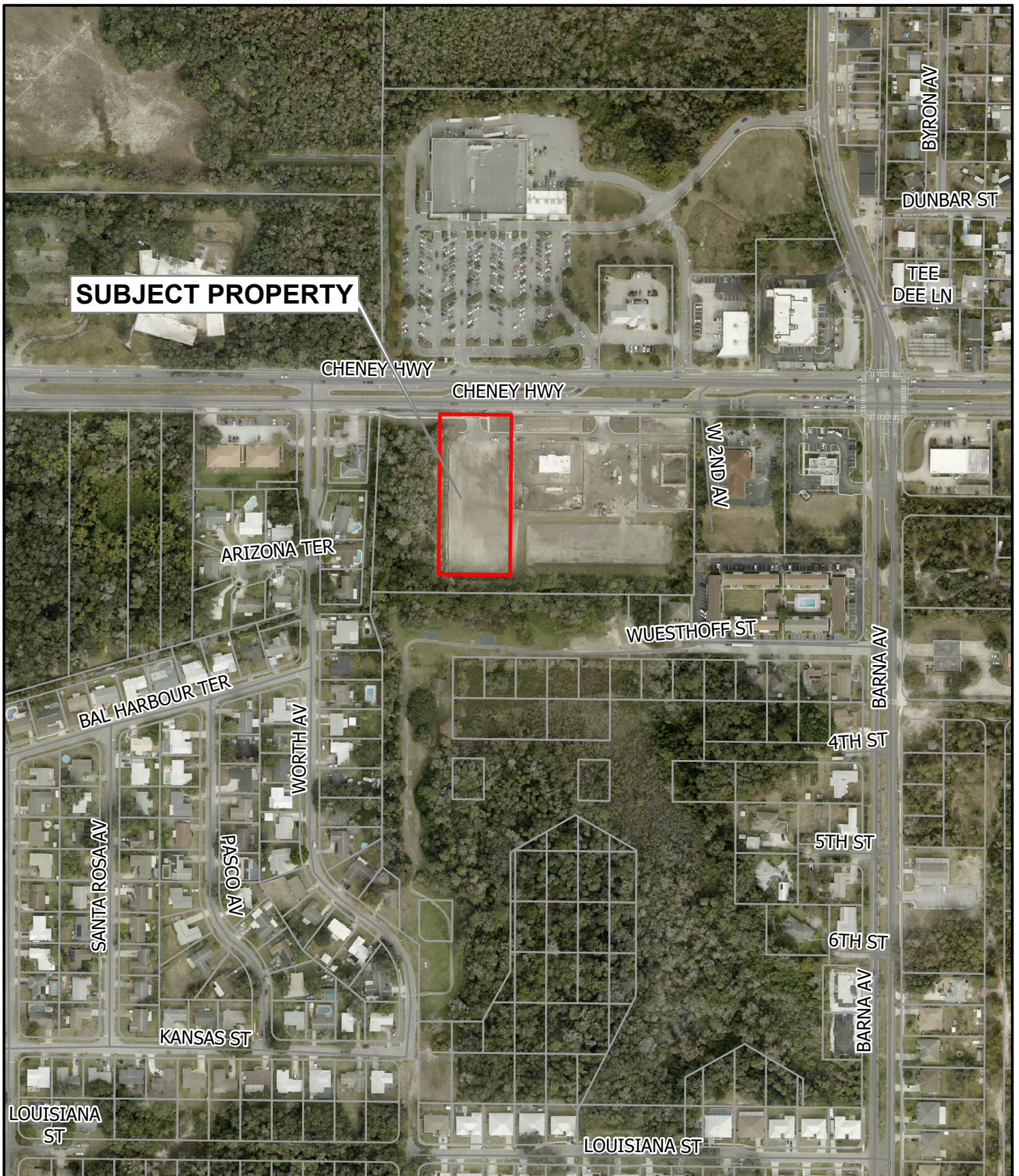
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SHEET NO. 105



SUBJECT PROPERTY

CHENEY HWY

CHENEY HWY

BYRON AV

DUNBAR ST

TEE
DEE LN

W 2ND AV

ARIZONA TER

WUESTHOFF ST

BARNA AV

BAL HARBOUR TER

4TH ST

WORTH AV

5TH ST

PASCO AV

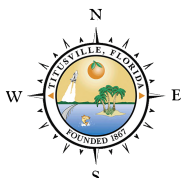
6TH ST

KANSAS ST

BARNA AV

LOUISIANA
ST

LOUISIANA ST



Aerial 2026

VAR No. 18-2026

0 205 410 820 Feet



FEMA FLOOD HAZARD AREAS

VAR No. 18-2026

Special Flood Hazard Area Zones



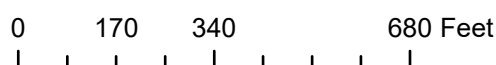
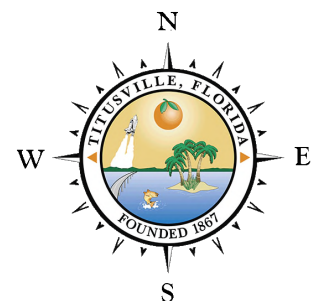
Moderate Flood Hazard Area Zone

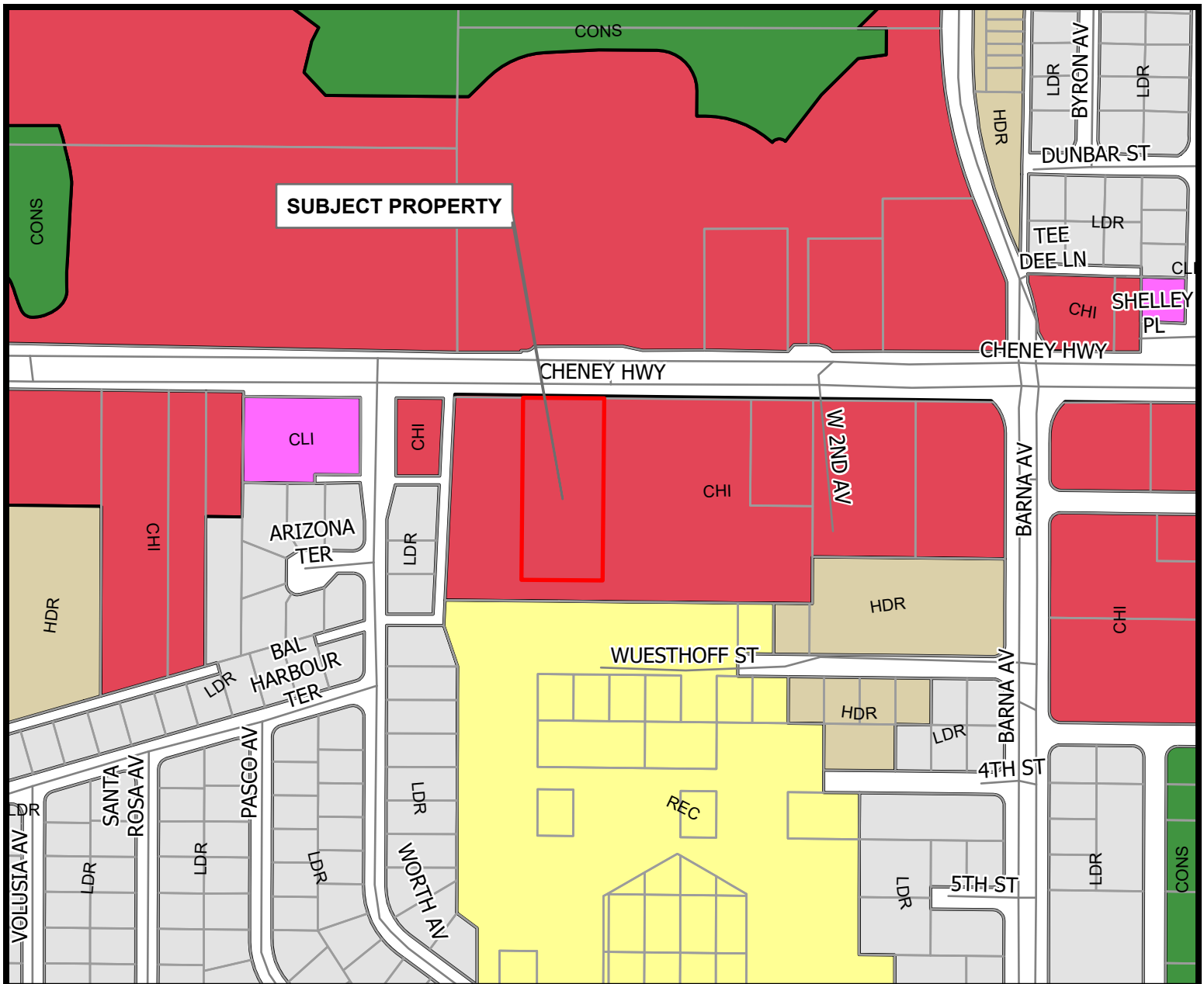


Minimal Flood Hazard Zones



Other Flood Zone Areas

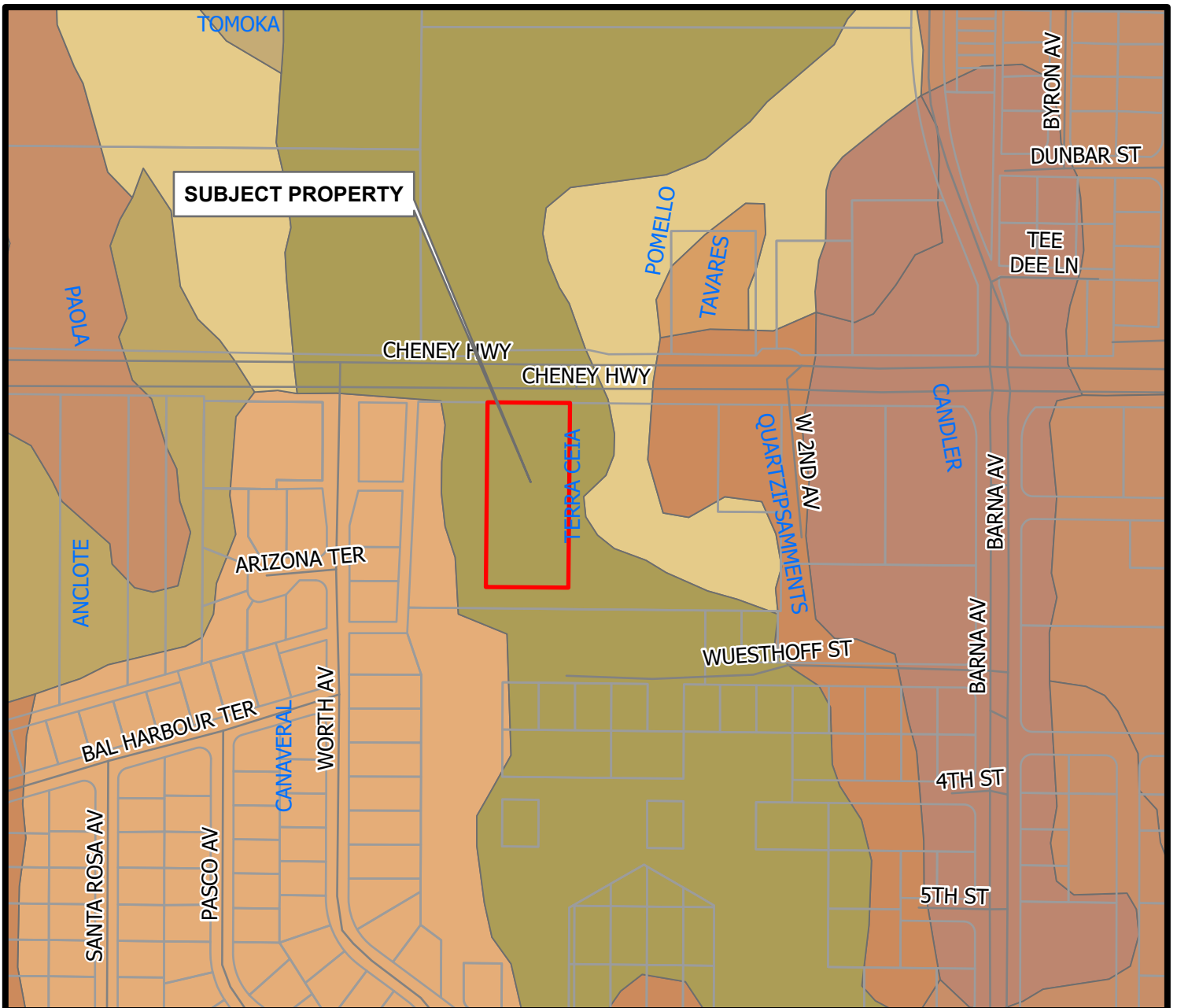




LOCATION OF PROPERTY & FUTURE LAND USE MAP

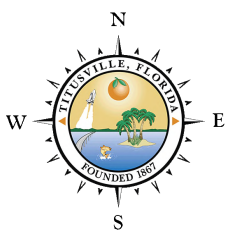
CHI COMMERCIAL HIGH INTENSITY	ED EDUCATIONAL	PIP PLANNED INDUSTRIAL PARK	RES-2 RESIDENTIAL-2
CLI COMMERCIAL LOW INTENSITY	IND INDUSTRIAL	PSP PUBLIC/ SEMI-PUBLIC	RMU REGIONAL MIXED USE
CONS CONSERVATION	HDR HIGH-DENSITY RESIDENTIAL	PUD PLANNED UNIT DEVELOPMENT	SMU SHORELINE MIXED-USE
DMU DOWNTOWN MIXED-USE	MDR MEDIUM-DENSITY RESIDENTIAL	REC RECREATIONAL	UMU URBAN MIXED-USE
LDR LOW-DENSITY RESIDENTIAL	RES-1 RESIDENTIAL-1	US1 US-1 CORRIDOR	





SOILS IN THE VICINITY OF SUBJECT PROPERTY VAR No. 18-2026

	ANCLOTE		QUARTZIPSAMMENTS
	CANAVERAL		TAVARES
	CANDLER		TERRA CEIA
	PAOLA		TOMOKA
	POMELLO		

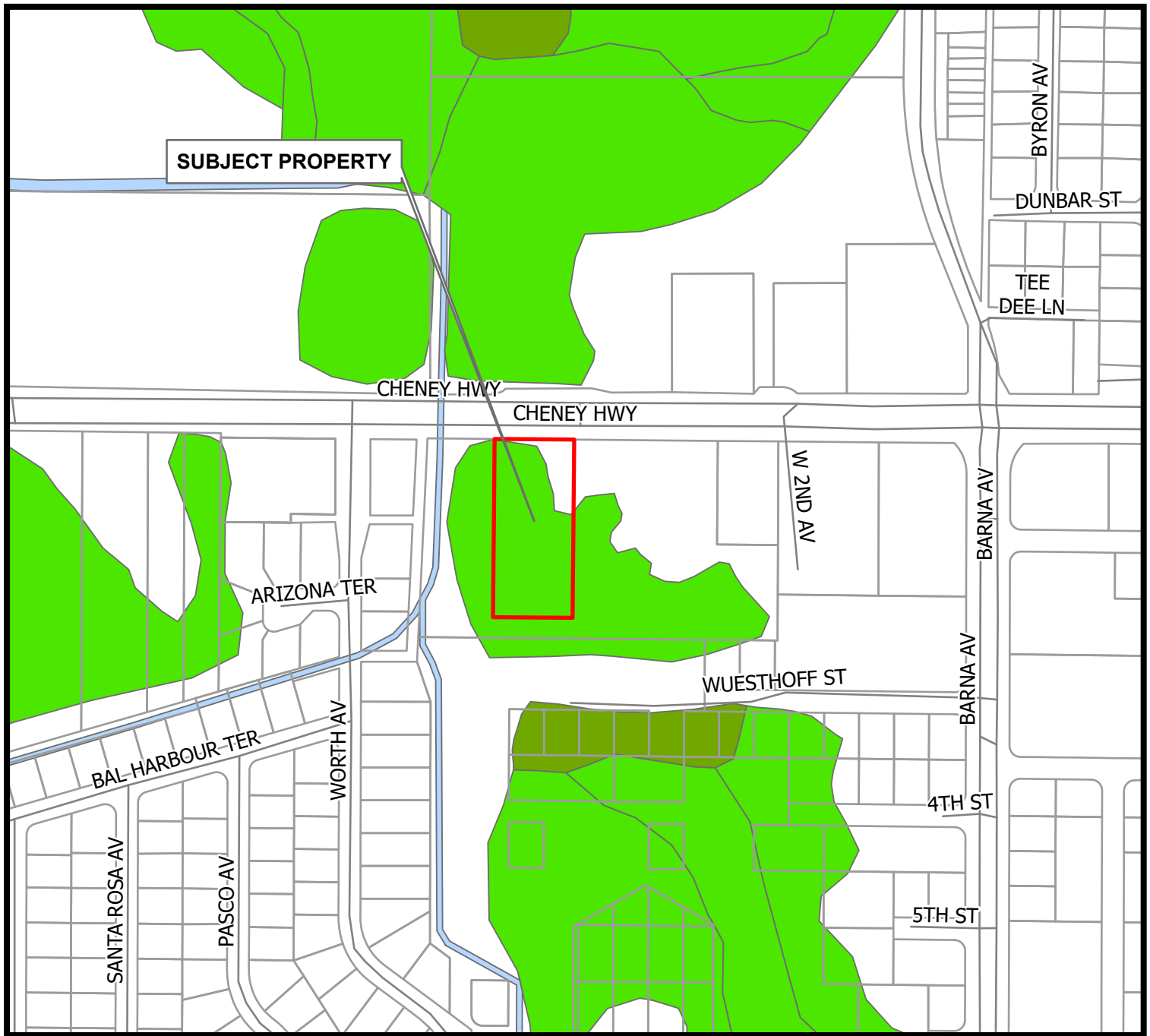


0 170 340 680 Feet

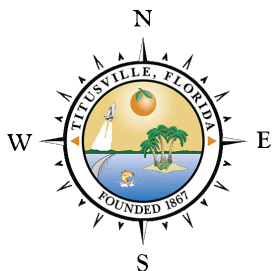
Community Development Department

Soils data source: The U.S. Department of Agriculture, Natural Resources Conservation Service. (2024)

8/12/2026



WETLANDS IN VICINITY OF PROPERTY VAR No. 18-2026



WETLAND_TY

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland

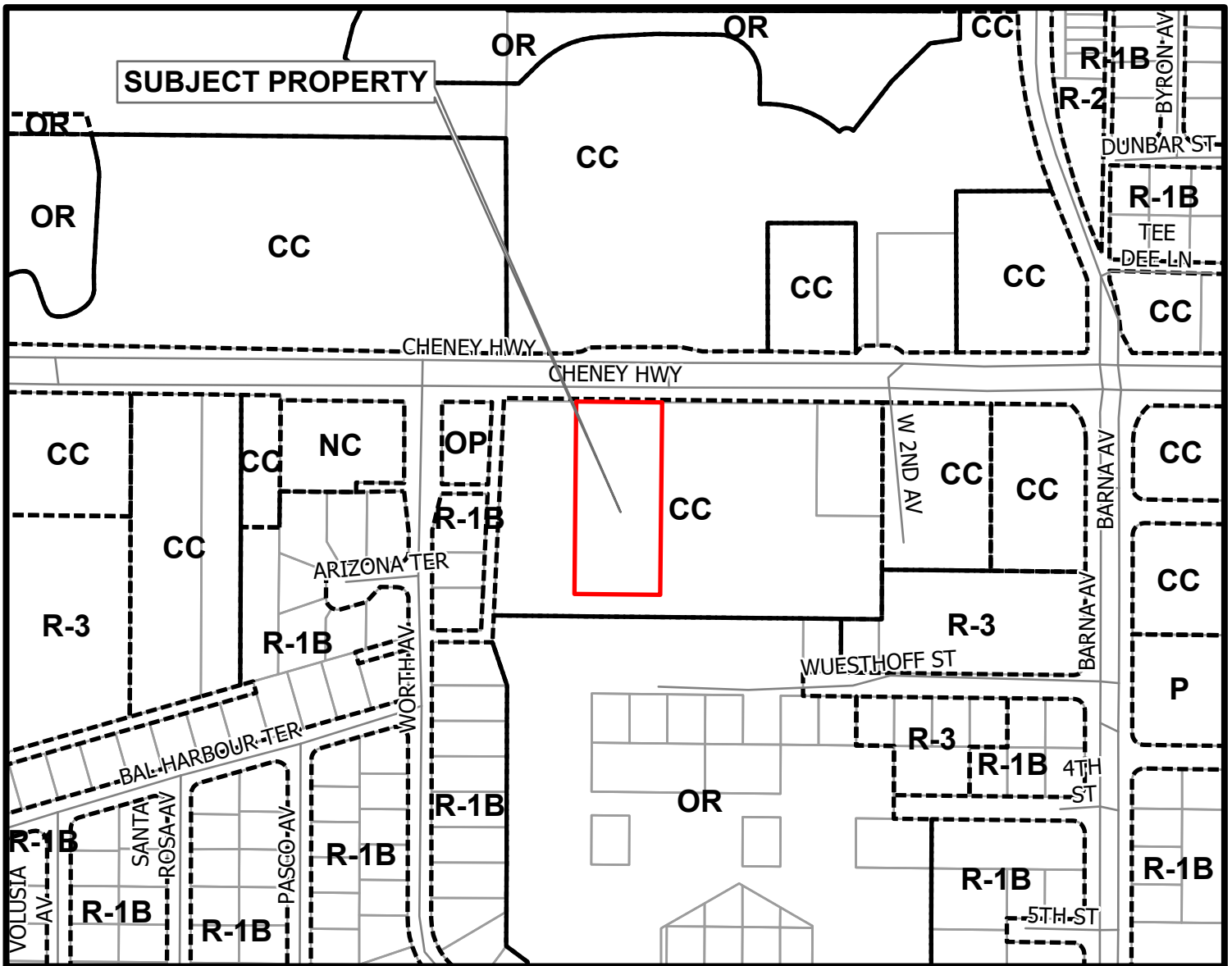
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

8/12/2026

Scale:1:4,000

Community Development Department
Source: USFWS NWI (2025)

This data set represents the approximate location and type of wetlands and deepwater habitats. The primary intended use is for regional and watershed data display and analysis, rather than specific project data analysis.



ZONING MAP

RESIDENTIAL DISTRICTS

RE	RESIDENTIAL ESTATES
RR	RURAL RESIDENTIAL
R-1A	SINGLE FAMILY, LOW DENSITY
R-1B	SINGLE FAMILY, MEDIUM DENSITY
R-1C	SINGLE FAMILY, HIGH DENSITY
R-2	MULTIFAMILY, MEDIUM DENSITY
R-3	MULTIFAMILY, HIGH DENSITY
RMH-1	RESIDENTIAL MANUFACTURED HOUSING SUBDIVISION
RMH-2	RESIDENTIAL MANUFACTURED HOUSING PARK

COMMERCIAL DISTRICTS

HM	HOSPITAL MEDICAL
T	TOURIST
NC	NEIGHBORHOOD COMMERCIAL
CC	COMMUNITY COMMERCIAL
RC	REGIONAL COMMERCIAL
OP	OFFICE PROFESSIONAL

INDUSTRIAL DISTRICTS

M-1	LIGHT INDUSTRIAL SERVICES AND WAREHOUSING
M-2	HEAVY INDUSTRIAL
M-3	HIGHWAY INDUSTRIAL INFILL
PID	PLANNED INDUSTRIAL DEVELOPMENT

OVERLAY DISTRICTS

TSA	TITUSVILLE SHORELINE AREA
AIA	AIRPORT IMPACT AREA
WCA	WETLAND AND CONSERVATION AREA
ACC	AREA OF CRITICAL CONCERN
HPA	HISTORIC PRESERVATION AREA

SPECIAL DISTRICTS

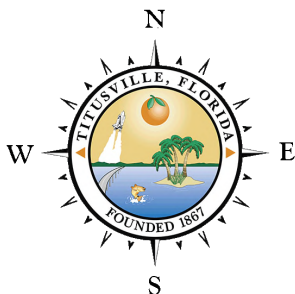
GU	GENERAL USE
OR	OPEN SPACE AND RECREATION
UMU	URBAN MIXED USE
SMU	SHORELINE MIXED USE
RHP	RESIDENTIAL HISTORIC PRESERVATION
RMU	REGIONAL MIXED USE
PD	PLANNED DEVELOPMENT
P	PUBLIC
UV	URBAN VILLAGE
DMU	DOWNTOWN MIXED USE
IRCN-R	INDIAN RIVER CITY NEIGHBORHOOD RESIDENTIAL
IRCN-C	INDIAN RIVER CITY NEIGHBORHOOD COMMERCIAL

Base Map

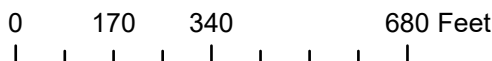
City Limits

Zoning

Subject



VAR No. 18-2026



Sec. 32-10. Wall sign regulations.

Except as authorized by this section, each separately licensed business shall be allowed one (1) wall sign.

- (a) Single-tenant buildings.
 - (1) The aggregate square footage of wall signs shall not exceed twenty (20) percent of the building face to which it is affixed.
 - (2) Buildings having more than one (1) street frontage (on an existing paved ROW) may have one (1) additional wall sign affixed to that secondary ROW frontage. The size of this secondary wall sign shall not exceed ten (10) percent of the smallest/narrowest building elevation or equal to the size of the primary wall sign, whichever is less. Regardless of the number of street frontages, no more than two (2) wall signs shall be permitted.
- (b) Multi-tenant buildings.
 - (1) The aggregate square footage of wall signs shall not exceed twenty (20) percent of building elevation of the tenant unit to which it is affixed.
 - (2) Buildings having more than one (1) street frontage may have additional wall signage affixed to that secondary ROW frontage as follows:
 - a. Corner-unit tenants may have one (1) additional wall sign affixed to their secondary ROW frontage. The size of this secondary wall sign shall not exceed ten (10) percent of the smallest/narrowest building elevation or equal to the size of the primary wall sign, whichever is less; or
 - b. A multi-tenant directory wall sign may be affixed to the secondary ROW frontage according to paragraph (b)(1) above.
- (c) No wall sign may extend above any parapet or be placed upon any roof surface, except that for purposes of this section, roof surfaces constructed at an angle of seventy-five (75) degrees or more from horizontal shall be regarded as wall space. This subsection shall not apply to displays, including lighting, erected in connection with the observation of holidays on roofs.
- (d) No sign attached to a building may project more than twelve (12) inches from the building wall.

- TITUSVILLE LAND DEVELOPMENT REGULATIONS
Chapter 28 - ZONING
ARTICLE IX. - ACCESSORY USE DEVELOPMENT STANDARDS
DIVISION 2. COMMERCIAL

DIVISION 2. COMMERCIAL

The regulations in this section apply only to the development of accessory uses within the Commercial zoning districts (HM, T, NC, CC, RC, OP, and CM) within the City.

Sec. 28-392. Accessory buildings and structures.

- (a) In no instance shall the total floor area of all detached accessory buildings exceed three hundred (300) square feet on lots less than one (1) acre, or six hundred (600) square feet on lots larger than one (1) acre.
- (b) Detached accessory structures shall adhere to the front and side corner yard setbacks of the zoning district and shall be placed at least one hundred (100) feet from the nearest residentially zoned property.
- (c) Accessory structures placed in the front or side corner yard of commercially zoned properties shall adhere to the landscape code at the property line or close to the building.
- (d) The use shall be clearly incidental to the use of the principal building, and shall comply with all other City regulations. No accessory structure shall be used for activities not permitted in the zoning district.
- (e) Sanitary facilities and/or human habitation shall be prohibited in accessory structures.
- (f) Structures shall not be placed in any public drainage and utility easement.
- (g) Erection of tents as permanent accessory structures is prohibited.
- (h) Accessory structures shall not exceed twenty-four (24) feet in height nor the height of the principal structure, whichever is the lesser
- (i) All detached accessory structures shall conform to the following minimum setbacks:

Structure Size	Structure Height	Rear Setback (in feet)	Side Setback (in feet)
300 s.f. or less	<8 ft.	5	5
300 s.f. or less	>8 ft.	10	7
301 600 s.f.	<8 ft.	12	10
301 600 s.f.	>8 ft.	15	10

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the Board of Adjustment and Appeals
From: Bradley Parrish, Community Development Director
Subject: **Variance (VAR) 20-2026, Parcel ID # 23-35-01-25-I & 23-35-01-25-J - WITHDRAWN**
Department/Office: Planning

Recommended Action:
Application has been withdrawn by the Applicant.

Summary Explanation & Background:
Variance (VAR) 20-2026

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:
None